

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
Program / Asset # : DCA0040.000 / 14458 **Yr Built/Renovated** : 1920 / 2012
Area Sq Ft : 170,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 24-Jan-2014 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 644 **Lot** : 1 **BIN** : 4441089

CAPITAL		FY 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

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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	65%			LIFE	**	5	\$1,076,200	
Masonry: Granite	2%			LIFE	**	5	\$5,000	
Metal Panel	21%			2051	**	5-10	\$478,100	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Addition On North Side</i>								
Stucco Cement	5%			2038	**	5	\$41,400	
Window Wall	7%			2051	**	5	\$86,900	
Windows								
Aluminum	97%			2041	**	5	\$31,200	
Metal Louvers	3%			2034	**	10	\$6,000	
Parapets								
Cast in Place Concrete	70%			LIFE	**	5	\$244,600	
Metal Panel	30%			2051	**	5	\$39,300	
Roof								
Modified Bitumen	30%			2033	**	10	\$54,600	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2012 Wing</i>								
Modified Bitumen	70%			2030	**	10	\$127,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : 1920 Wing</i>								
Interior								
Floors								
Carpet	40%			2024	\$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								
System Component Type		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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AMERICAN MUSEUM OF THE MOVING IMAGE
Asset # : 14458

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2051	* *	5	\$700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated @ 3000 Amperes							
	Transformers								
	Dry Type	100%			2042	* *	5	\$600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1000 Kva, 480/277 V							
	Switchgear / Switchboard								
	Fused Disc Sw	50%			2051	* *	5	\$400	
	Molded Case Bkrs	50%			2035	* *	5	\$2,200	
	Raceway								
	Conduit	60%			2051	* *	1		
	Conduit	40%			2035	* *	1		
	Panelboards								
	Molded Case Bkrs	60%			2047	* *	5	\$2,700	
	Molded Case Bkrs	40%			2033	* *	5	\$1,800	
	Wiring								
	Thermoplastic	60%			2051	* *	1		
	Thermoplastic	40%			2035	* *	1		
	Motor Controllers								
	Locally Mounted	50%			2030	* *	5	\$600	
	Variable Frequency Drive	50%			2042	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$2,500	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2030	* *	1	\$52,300	
	Generators								
	Diesel	100%	Now	\$69,500	2040	* *	1	\$59,200	
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
Lighting									
	Interior Lighting								
	Fluorescent	15%			2033	* *	10	\$23,400	
		T-5 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Fluorescent	5%			2025	\$110,200	10	\$7,800	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	80%			2025	\$1,762,500	2	\$3,000	

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AMERICAN MUSEUM OF THE MOVING IMAGE
Asset # : 14458

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Some Areas</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	* *			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		
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	60%			2023	\$245,300	1	\$50,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Old Wing Penthouse</i>								
<i>Explanation : 2 Groups Of Small Boilers (5 Units In Each Group)</i>								
Steam Boiler	40%			2042	* *	1	\$67,300	
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : New Wing Penthouse</i>								
<i>Explanation : 2 New Units With 1 New Hot Water Converter</i>								
Distribution								
Hot Wtr Piping/Pump	60%			2033	* *	4	\$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	
Convactor/Radiator	20%			2023	\$343,300	1	\$11,000	
Convactor/Radiator	10%			2042	* *	1	\$5,500	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

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Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2038	* *	1	\$184,000	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : A C Room							
	Explanation : Refrigerant 407-c							
Distribution								
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 Affected : 50%							
	Location : Water Main							
Brass/Copper	40%			2051	* *	1		
Water Heater								
Gas Fired	100%			2024	\$42,300	2	\$2,500	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2025	\$11,800	4	\$2,500	
Sewage Ejector(s)								
Electric	100%			2033	* *	4	\$2,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : (1)I-3 (1) B-3							
	Explanation : 2 Units							
Fire Suppression								
Sprinkler								
Generic	100%			2051	* *	1-2	\$47,600	

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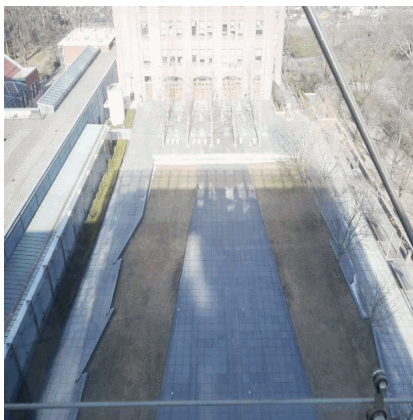
Print Date : 23-Oct-2015

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



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

Architecture		Current Repair			Future Replacement		Maintenance		
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		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : North And West Facades									
Explanation : Copper Panel									
Masonry: Brick	40%			LIFE	* *	5	\$54,000		
Masonry: Limestone	3%			LIFE	* *	5	\$3,000		
Metal/Glass Curt Wall	10%			LIFE	* *	5	\$25,300		
Pre-Cast Concrete	20%	4+	\$23,900	LIFE	* *	5	\$43,900		
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%									
Location : South Facade									
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : Shaftway For Mechanical Equipment Southwesterly Corner									
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : South Facade									
Window Wall	15%			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 Membrane	20%			2031	* *	10	\$30,200		
Plaza Roof: Stone Panels	45%	Now	\$159,300	2046	* *				
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%									
Location : Over Garage									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Over Garage									
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : Trench Drain At Base Of Fountain									
Explanation : Efflorescence									
Plaza Roof: Stone Panels	20%			2046	* *				
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Grass Covering, Tree Plantings And Fountain Heads									
Sloped Glazing	5%	Now	\$18,900	LIFE	* *	5	\$100,600		
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Above Grand Stair									

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Asphalt Macadam	75%			2039	* *	5	\$91,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Garage								
Explanation : Roadway 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 Penetration, Extent : Moderate, Area Affected : 2%								
Location : At Skylight Above Grand Stair								
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 Penetration, Extent : Moderate, Area Affected : 20%								
Location : Parking Garage								
Gypsum Board	20%			LIFE	* *	5-10	\$167,900	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
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, Extent : Light, Area Affected : 0%								
Location : Section 17								
Explanation : Piping Only, Hot Water Is Supplied From Section 17								
No Component	80%							
Air Conditioning								
Energy Source								
District C.W.	20%			2046	* *	1		
No Component	80%							

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

Mechanical		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	20%			2046	* *	4	\$2,400	
	Other Observation, Extent : Light, Area Affected : 20%								
	Location : Section 17								
	Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Chiller Plant In Section 17								
	No Component	80%							
Terminal Devices									
	Air Handler/Cool/Ht	20%			2031	* *	1	\$20,200	
	No Component	80%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$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 Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement : 2nd Floor								
	Explanation : 1 Unit								
Fire Suppression									
Standpipe									
	Generic	100%			2036	* *	1-5	\$82,300	
Sprinkler									
	Generic	100%			2036	* *	1-2	\$45,700	

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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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 Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Copper/Terne	5%			2061	* *	10	\$9,000		
Exposed Struc: Steel	10%			LIFE	* *	5	\$48,200		
Glass: Special Gauge	55%	2-4	\$199,400	LIFE	* *	1			
Other Observation, Extent : Moderate, Area Affected : 45%									
Location : Connections For Plate Glass									
Explanation : Gaskets/washers Are Cracked									
Masonry: Brick	10%			LIFE	* *	5	\$15,400		
Masonry: Granite	10%			LIFE	* *	5	\$11,600		
Pre-Cast Concrete	10%	Now	\$27,300	LIFE	* *	5	\$25,100		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : South Facade - Facing Bldg 13									
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : South Facade - Facing Bldg 13									
Windows									
Metal Louvers	5%			2035	* *	10			
No Component	95%								
Parapets									
Concrete Masonry Unit	50%			LIFE	* *	5-10	\$9,900		
Metal Rail	30%			2039	* *	5-10	\$19,600		
Pre-Cast Concrete	5%			LIFE	* *	5	\$2,300		
Stucco Cement	15%			2039	* *	5	\$1,400		
Roof									
Built-Up (BUR)	25%			2031	* *	10	\$19,800		
Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 20%									
Location : Various Locations									
Insul Deter/Miss, Extent : Moderate, Area Affected : 10%									
Location : Insulation Exposed, South Roof									
IRMA/Protected Membrane	30%			2031	* *	10	\$23,800		
Recent Repair Evident, Extent : Light, Area Affected : 25%									
Location : Flashing And Roof Drains									
Metal Panel	5%			2039	* *	10	\$7,300		
Plaza Roof: Stone Panels	15%	Now	\$13,900	2046	* *				
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : At Main Entrance (81st Entrance)									
Skylight, Metal/Glass	5%			2046	* *	10	\$13,200		
Sloped Glazing	20%			LIFE	* *	5	\$422,800		
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
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 Observation, Extent : Moderate, Area Affected : 100%									
Location : Sphere									
Explanation : Special 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		Current 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%			2046	* *	1		
Conversion Equipment								
Heat Exchanger	50%			2035	* *	1	\$22,100	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : 2 Steam To Hot Water Converters							
Pres. Reducing Valve/LP Steam	50%			2035	* *	5	\$2,700	
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 : Throughout							
	Explanation : Chilled Water Supply And Return Piping Only. Chilled Water Is Pumped From Section 17							

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

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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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Cool/Ht	100%	Now	\$20,300	2031	* *	1	\$49,800	
Malfunctioning, Extent : Moderate, Area Affected : 5%									
Location : Roof Glass Defrost System									
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	\$3,600	2020	\$7,200	4	\$1,600	
Malfunctioning, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	90%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 90%									
Location : 1-6									
Explanation : Three Units									
	Hydraulic	10%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 10%									
Location : B-1									
Explanation : One Unit									
Escalators									
	Under 20' Rise	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : L1 To 1, 1 To 2, 2 To 3									
Explanation : Three Units									
Fire Suppression									
Standpipe									
	Generic	100%			2052	* *	1-5	\$45,100	
Sprinkler									
	Generic	100%			2052	* *	1-2	\$25,100	

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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
Program / Asset # : DCA0002.001 / 2327 **Yr Built/Renovated** : 1877 / 2013
Area Sq Ft : 96,420 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 26-Mar-2015 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Roof, Floors 1,2,3,4,5m
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



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

Asset # : 2327

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	68%	Now	\$492,500	LIFE	* *	5	\$33,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various								
Efflorescence, Extent : Severe, Area Affected : 40%								
Location : West Facade								
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 15%								
Location : Throughout								
Staining/Discoloring, Extent : Severe, Area Affected : 30%								
Location : West Facade								
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : Throughout Offices, Especially At Dormers								
Masonry: Granite	7%	Now	\$88,900	LIFE	* *	5	\$2,600	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : At Dormer On West Facade								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%								
Location : At Dormers								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : West Facade								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Limestone	25%			LIFE	* *	5	\$18,500	
Staining/Discoloring, Extent : Severe, Area Affected : 30%								
Location : West Facade								
Windows								
Aluminum	5%			2042	* *	5	\$500	
Wood	65%	Now	\$201,000	2051	* *	5	\$33,500	1
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : West Facade Below Gutter Line								
Dry Rot/Decay, Extent : Severe, Area Affected : 25%								
Location : West Facade Below Gutter Line								
Thermally Inefficient, Extent : Severe, Area Affected : 50%								
Location : West Facade Below Gutter Line								
Split/Cracked, Extent : Severe, Area Affected : 50%								
Location : West Facade Below Gutter Line								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : West Facade Below Gutter Line								
Wood	30%			2048	* *	5	\$30,900	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Above Gutter Line West And East Facades								

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

Asset # : 2327

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Copper/Terne	25%	Now	\$194,700	2066	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 35%							
	Location : Various							
	Deformed/Dented, Extent : Severe, Area Affected : 35%							
	Location : Various							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Roof Of North Head Building							
	Explanation : Beyond Useful Life							
Copper/Terne	25%			2061	**	10	\$33,900	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Above Gutter Line, East And West Facades							
Slate	50%			LIFE	**	10	\$27,100	
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : Above Gutter Line, East And West Facades							
Interior								
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, Area Affected : 100%							
	Location : Multiple Locations							
	Explanation : Historic Minton Tiles - Super Premium.							
Steel Grating	5%			2046	**	1		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : 5th Floor Mezzanine							
	Explanation : 5m Catwalk							
Terrazzo	40%			LIFE	**	5	\$90,200	
Vinyl Tile	15%			2031	**	3	\$8,100	
Interior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	10	\$35,900	
Gypsum Board	25%			LIFE	**	5-10	\$81,400	
Plaster	50%	Now	\$41,100	LIFE	**	5	\$28,700	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
	Location : At Mezzanine Stairs							
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Throughout							
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : At Mezzanine Stairs							
Plaster	10%			LIFE	**	5-10	\$16,300	
Wood	10%			LIFE	**	5	\$153,200	

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

Asset # : 2327

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

Interior

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 Repair Evident, Extent : Light, Area Affected : 25%

Location : At Dormers

Water Penetration, Extent : Severe, Area Affected : 10%

Location : Near Dormers And At Mezzanine Stairs

Wood	10%				LIFE	* *	5	\$252,600	
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Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Utility Steam	100%				2036	* *	1		
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Conversion Equipment

Pres. Reducing Valve/LP Steam	100%				2022	\$63,900	5	\$5,700	
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Distribution

Steam Piping/Pump	50%	0-2		\$359,800	2056	* *	4	\$2,400	
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Corroded, Extent : Moderate, Area Affected : 50%

Location : Throughout, Deteriorating Steam And Condensate Return Piping

Steam Piping/Pump	50%				2026	\$359,800	4	\$3,600	
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout

Terminal Devices

Convactor/Radiator	15%				2024	\$146,000	1	\$4,700	
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout

Convactor/Radiator	5%	0-2		\$48,700	2046	* *	1	\$1,400	
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Malfunctioning, Extent : Moderate, Area Affected : 50%

Location : Throughout, Defective Steam Traps

No Component	80%								
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Other Observation, Extent : Light, Area Affected : 0%

Location : Through Out

Explanation : Included In Ac Section

Air Conditioning

Energy Source

District C.W.	80%				2046	* *	1		
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Electricity	20%				2042	* *	1		
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Conversion Equipment

Window/Wall Unit	20%				2025	\$42,400	1		
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Recent Installation, Extent : Light, Area Affected : 100%

Location : Throughout 5th Floor

No Component	80%								
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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 1

Asset # : 2327

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pump	80%			2046	* *	4	\$5,700	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Section 17							
	Explanation : Piping Only, Chilled Water Is Supplied From The Central Chiller Plant In Section 17							
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	15%	0-2	\$13,100	2036	* *	1	\$8,000	
	Damaged, Extent : Moderate, Area Affected : 15%							
	Location : 1 Of 8 Units Damaged Due To Fire, 1 Of 8 Damaged Chilled Water Coil							
Air Handler/Cool/Ht	65%			2026	\$56,900	1	\$38,800	
No Component	20%							
Dehumidifier								
No Component	50%							
Generic	50%			2024				
	Other Observation, Extent : Light, Area Affected : 50%							
	Location : Various Floors							
	Explanation : The Air Handlers Have The Capability To Perform A Dehumidification Cycle							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$85,100	
Exhaust Fans								
Interior	90%			2026	\$102,500	2	\$2,700	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Most Of Ventilation Occurs Through Air Handlers							
Roof	10%			2021	\$8,200	2	\$300	
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Roof							
Plumbing								
H/C Water Piping								
Galv Iron/Steel	20%	0-2	\$61,600	2046	* *	1		
	Corroded, Extent : Moderate, Area Affected : 30%							
	Location : At Or Near Points Of Use, Heavy Internal Corrosion Reported, The Internal Corrosion Is Creating Water Flow Restriction Issues.							
Galv Iron/Steel	80%			2024	\$246,300	1		
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							

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

Asset # : 2327

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	80%			LIFE	* *	1		
Cast Iron	20%	0-2	\$28,800	LIFE	* *	1		
Corroded, Extent : Severe, Area Affected : 20%								
Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour								
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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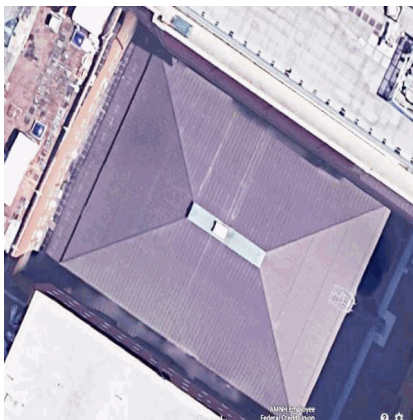
Print Date : 23-Oct-2015

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
Program / Asset # : DCA0002.010 / 2653 **Yr Built/Renovated** : 1924 / 2007
Area Sq Ft : 39,832 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 24-Mar-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1,2
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 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



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

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

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

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

Asset # : 2653

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

Exterior

Exterior Walls

Not Accessible 100%

Roof

Copper/Terne 100% 2054 * * 10 \$171,300

Interior

Floors

Carpet 85% 2022 \$691,500 3 \$101,400

Staining/Discoloring, Extent : Moderate, Area Affected : 10%

Location : Various

Worn/Eroded, Extent : Light, Area Affected : 100%

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 : Light, Area Affected : 100%

Location : Columns

Explanation : Columns

Plaster 60% LIFE * * 5-10 \$37,600

Ceilings

Exposed Struc: Steel 25% LIFE * * 10 \$29,800

Glass: Susp Panels 50% LIFE * * 10 \$22,400

Gypsum Board 25% LIFE * * 5-10 \$51,200

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

Heating

Energy Source

Utility Steam 100% 2036 * * 1

Distribution

Steam Piping/Pump 50% 0-2 \$148,700 2056 * * 4 \$1,000

Other Observation, Extent : Moderate, Area Affected : 50%

Location : Throughout

Explanation : Deteriorating Steam, Condensate Return Piping And Condensate Quenching Tank

Steam Piping/Pump 50% 2026 \$148,700 4 \$1,500

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

Location : Throughout

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 10

Asset # : 2653

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convector/Radiator	8%			2024	\$32,200	1	\$1,000	
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Convector/Radiator	2%	0-2	\$8,000	2046	* *	1	\$200	
	Malfunctioning, Extent : Moderate, Area Affected : 50%							
	Location : Throughout, Defective Steam Traps							
No Component	90%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Fan Room							
	Explanation : Covered Under A C System							
Air Conditioning								
Energy Source								
District C.W.	100%			2046	* *	1		
Distribution								
Chilled Wtr Pipe/Pump	100%			2046	* *	4	\$2,900	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Section 17							
	Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Cenytal Chiller Plant In Section 17							
Terminal Devices								
Air Handler/Cool/Ht	100%			2026	\$180,900	1	\$24,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$35,200	
Exhaust Fans								
Interior	90%			2026	\$42,400	2	\$1,100	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Most Of Ventilation Occurs Through Air Handlers							
Roof	10%			2031	* *	2	\$100	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	20%	0-2	\$25,400	2046	* *	1		
	Corroded, Extent : Severe, Area Affected : 20%							
	Location : At Or Near Points Of Use, Heavy Internal Corroded Piping Reported. The Internal Corrosion Is Creating Water Flow Restriction Issues							
Galv Iron/Steel	80%			2024	\$101,700	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%							
	Location : Throughout							

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Estimates are rounded to the nearest hundred dollars.*

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

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

Asset # : 2653

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	80%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Cast Iron	20%	0-2	\$11,900	LIFE	* *	1		
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1-2, Ocean Life							
		Explanation : 1 Unit, #10							
Fire Suppression									
	Standpipe								
	Generic	100%			2036	* *	1-5	\$20,100	
	Sprinkler								
	Generic	100%			2052	* *	1-2	\$11,200	

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Estimates are rounded to the nearest hundred dollars.*

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

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

Print Date : 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
Program / Asset # : DCA0002.011 / 2314 **Yr Built/Renovated** : 1927 / 1992
Area Sq Ft : 71,368 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 31-Mar-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 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



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 Estimates are rounded to the nearest hundred dollars.

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

Asset # : 2314

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$342,700	LIFE	* *	5	\$106,300	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : North Facade, Upper Floors								
Windows								
Aluminum	25%			2042	* *	5	\$4,900	
Wood	75%	Now	\$438,700	2051	* *	5	\$73,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	85%			LIFE	* *	5-10	\$42,100	
Recent Repair Evident, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Pre-Cast Concrete	10%			LIFE	* *	5	\$9,100	
Stucco Cement	5%	4+	\$2,000	2031	* *	5	\$500	
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Interior Parapet Wall								
Roof								
Copper/Terne	75%	4+	\$22,100	2041	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : At Roof Penetrations								
Roll Roofing	7%			2022	\$12,700	5	\$4,800	
Skylight, Plastic	3%			2031	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : At Stair								
Explanation : Atop Bulkhead								
Sloped Glazing	15%			LIFE	* *	5	\$164,300	

Interior

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

Asset # : 2314

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	60%	Now	\$174,900	2025	\$874,600	3	\$96,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Basement (its)								
Recent Replace Evident, Extent : Light, Area Affected : 20%								
Location : Second Floor								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Mezzanine, Third Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Basement, Mezzanine, 3rd Floor								
Wrinkling, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor								
Cork Tile	5%			2036	**	5	\$4,700	
Sheet Vinyl/Rubber	3%			2034	**	5	\$4,800	
Traffic Topping	5%			2031	**	5	\$6,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Labs And 2nd Floor								
Explanation : Liquid Applied Epoxy Floor								
Vinyl Tile	18%			2031	**	3	\$7,200	
Vinyl Tile 9" X 9"	6%	Now	\$75,500	2036	**	3	\$2,400	
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Third Floor								
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, Area Affected : 100%								
Location : Bathrooms								
Explanation : Regular Ceramic Tile - Not Mosaic 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/Crumbling, Extent : Light, Area Affected : 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%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Fifth Floor								
Explanation : Sloped Glazing								

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

Asset # : 2314

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2026	\$25,100	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2022	\$47,300	5	\$4,200	
Distribution								
Steam Piping/Pump	20%	0-2	\$106,500	2056	* *	4	\$700	
<i>Leak Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout, Deteriorating Steam And Condensate Piping</i>								
Steam Piping/Pump	80%			2026	\$426,100	4	\$4,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	5%	0-2	\$20,600	2036	* *	1	\$2,000	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Room</i>								
Air Handler	45%			2026	\$185,100	1	\$19,900	
Convactor/Radiator	10%	0-2	\$72,100	2046	* *	1	\$2,100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout, Defective Steam Traps And Danfoss Valves</i>								
Convactor/Radiator	40%			2024	\$288,300	1	\$9,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
District C.W.	70%			2046	* *	1		
Electricity	30%			2042	* *	1		
Conversion Equipment								
Split Unit	10%			2026	\$35,200			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	10%	2-4	\$15,700	2026	\$15,700	1		
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	80%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Lower Level</i>								
<i>Explanation : Chilled Water Is Fed From Section 17 Central Chiller Plant</i>								
Distribution								
Chilled Wtr Pipe/Pump	50%			2046	* *	4	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Piping Only, Chilled Water Is Pumped From Section 17</i>								
No Component	50%							

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

Asset # : 2314

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
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								
Explanation : Abandoned Air Condenser Unit Needs To Be Removed								
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$63,000	
Exhaust Fans								
Interior	85%			2026	\$71,700	2	\$1,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Fan Room								
Explanation : Most Of Ventilation Occurs Through Air Handlers								
Roof	15%			2026	\$9,100	2	\$300	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	80%			2024	\$182,300	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Galv Iron/Steel	20%	0-2	\$45,600	2046	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : At Points Of Use, Heavy Internal Pipe Corrosion Reported, The Internal Pipe Corrosion Is Creating Water Flow Restriction Issues								
HW Heat Exchanger								
Low Temp	100%			2026	\$23,700	4	\$10,600	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Lower Level								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	80%	Now	\$4,300	LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Cast Iron	20%	0-2	\$21,300	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour								

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

Asset # : 2314

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : Abandoned Domestic Water Roof Tank Needs To Be Removed							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-5, Education							
		Explanation : 1 Unit, #7							
Fire Suppression									
	Standpipe								
	Generic	100%			2036		* *	1-5	\$36,000
	Sprinkler								
	No Component	95%							
	Generic	5%			2036		* *	1-2	\$1,000

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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
Program / Asset # : DCA0002.11A / 2330 **Yr Built/Renovated** : 1982 / 1990
Area Sq Ft : 4,211 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 31-Mar-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1,2,3
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL**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



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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 11A
Asset # : 2330

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	\$9,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Various							
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Metal Panel	15%	2-4	\$300	2046	* *	5	\$1,600	
	Deteriorated Finish, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Windows								
Aluminum	10%			2034	* *	5	\$100	
Wood	90%	Now	\$13,600	2051	* *	5	\$2,300	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Split/Cracked, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Parapets								
Concrete Masonry Unit	25%	Now	\$400	LIFE	* *	5	\$200	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : South Side							
Masonry: Brick	65%	Now	\$2,500	LIFE	* *	5	\$400	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Pre-Cast Concrete	10%	Now	\$100	LIFE	* *	5	\$400	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Roof								
Modified Bitumen	100%			2026	\$25,000	10	\$4,000	
	Blisters, Extent : Moderate, Area Affected : 5%							
	Location : Southern Side							
	Worn/Eroded, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Interior								
Floors								
Carpet	40%			2025	\$34,400	3	\$3,800	
Terrazzo	10%			LIFE	* *	5	\$1,000	
Vinyl Tile	50%			2031	* *	3	\$1,200	

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Estimates are rounded to the nearest hundred dollars.

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 11A
Asset # : 2330

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

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

Location : Various

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

Location : Throughout

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

Location : Various

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

Heating

Energy Source

Utility Steam	100%			2036	**	1		
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Conversion Equipment

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

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

Location : Throughout

Explanation : Medium Pressure Steam Sourced From Adjacent Building

Distribution

Steam Piping/Pump	100%			2036	**	4	\$200	
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Terminal Devices

Convactor/Radiator	50%			2031	**	1	\$700	
No Component	50%							

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

Location : Lower Level

Explanation : Air Handling Equipment Is Accounted For Under Air Conditioning

Air Conditioning

Energy Source

Electricity	100%			2042	**	1		
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

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

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

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

Asset # : 2330

Mechanical		Current Repair			Future Replacement		Maintenance		
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 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Ext Pkg Unit - Cooling	5%	Now	\$1,000	2036	* *	2		
		Leak Evident, Extent : Moderate, Area Affected : 100%							
		Location : Roof, Refrigerant Leaks Reported							
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		

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

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

Print Date : 23-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



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 Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 11B - LIBRARY
Asset # : 4247

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Exterior									
	Exterior Walls								
	Masonry: Brick	90%			LIFE	* *	5		
	Pre-Cast Concrete	10%			LIFE	* *	5		
	Windows								
	Aluminum	100%			2042	* *	5		
	Parapets								
	Copper/Terne	25%			2061	* *	5	\$5,100	
	Metal Rail	50%	4+	\$1,200	2039	* *	5	\$15,000	
		Corrosion/Rusting, Extent : Light, Area Affected : 15%							
		Location : Throughout							
	Pre-Cast Concrete	25%			LIFE	* *	5	\$13,300	
	Roof								
	IRMA/Protected Membrane	100%			2026		10		
Interior									
	Floors								
	Carpet	15%			2025	\$118,800	3	\$13,100	
	Carpet	10%	Now	\$15,800	2022	\$79,200	3	\$8,700	
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : First Floor							
		Worn/Eroded, Extent : Light, Area Affected : 30%							
		Location : Throughout First Floor							
	Cast in Place Concrete	72%			LIFE	* *	5	\$182,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Liquid Applied Epoxy Coating							
	Ceramic Tile	3%			2035	* *	5	\$1,700	
	Interior Walls								
	Gypsum Board	90%	Now	\$4,100	LIFE	* *	5	\$27,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
		Location : North Side Of Stacks On Floor 2a							
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : North Side Of Stacks On Floor 2a							
	Masonry: Brick	10%			LIFE	* *	10	\$1,500	
	Ceilings								
	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2046	* *	1		

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

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

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

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

Asset # : 4247

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
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	100%			2046	* *	4	\$2,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Section 17								
Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17								
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	* *	1	\$24,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$34,200	
Exhaust Fans								
Interior	50%			2031	* *	2	\$600	
Roof	50%			2031	* *	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	10%	Now	\$5,800	LIFE	* *	1		
Cracked, Extent : Moderate, Area Affected : 10%								
Location : 1 Of 4 Cracked Storm Drain Risers, Drain Pipe Causes Water Damage Whenever There Is A Rain Event								
Cast Iron	90%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : B-7, Library								
Explanation : 1 Unit, #11b								
Fire Suppression								
Standpipe								
Generic	100%			2052	* *	1-5	\$19,500	

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

Asset # : 4247

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Sprinkler								
	Generic	100%	Now	\$24,200	2052	* *	1-2	\$9,400	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Failed Test									

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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 : AMERICAN MUSEUM OF NATL HISTORY SECTION 12
Address : W. 77TH ST. & CPW
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.012 / 2315 **Yr Built/Renovated** : 1935 / 2013
Area Sq Ft : 151,891 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 19-Mar-2015 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,4m,5
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 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



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 Estimates are rounded to the nearest hundred dollars.

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

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

Asset # : 2315

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	15%	2-4	\$112,200	LIFE	* *	5	\$34,800	
	Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
	Location : North Air Shaft - Visible From Roof							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Masonry: Granite	85%			LIFE	* *	5	\$295,700	
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : All Facades							
Windows								
Bronze/Brass	25%			2034	* *	5	\$28,100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Central Park West Side - East Facade							
	Explanation : Painted Surface							
Steel	75%			2025	\$858,200	5	\$168,500	
Parapets								
Masonry: Brick	8%			LIFE	* *	5-10	\$4,300	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area 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, Extent : Light, Area Affected : 75%							
	Location : North, South, East Roofs							
Roof								
Built-Up (BUR)	5%	2-4	\$1,800	2026	\$18,100			
	Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 50%							
	Location : Flat Roof At West Side							
	Vegetation Growth, Extent : Moderate, Area Affected : 5%							
	Location : Flat Roof At West Side							
Copper/Terne	70%	Now	\$94,300	2041	* *			
	Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Modified Bitumen	25%	Now	\$11,500	2026	\$115,000			
	Seams Open/Split, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							

Interior

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

Asset # : 2315

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	10%			2022	\$310,200	3	\$45,500	
	Cast in Place Concrete	10%	Now	\$25,300	LIFE	* *	5	\$49,700	
	Other Observation, Extent : Severe, Area Affected : 10%								
	Location : Basement								
	Explanation : Ground Water Penetration And Flooding								
	Ceramic Tile	3%			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	
	Horizontal Cracks, Extent : Moderate, Area Affected : 15%								
	Location : First Floor And Lower Level Hall And Corridors								
	Vinyl Tile	25%			2026	\$516,600	3	\$28,400	
	Wood	5%			2041	* *	5	\$21,300	
Interior Walls									
	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	
	Recent Repair Evident, Extent : Light, Area Affected : 25%								
	Location : 2nd Floor Offices And Corridors								
	Plaster	10%			LIFE	* *	5-10	\$24,700	
	Recent Repair Evident, Extent : Light, Area Affected : 100%								
	Location : Murals - Throughout								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : T. Roosevelt Memorial Hall								
	Explanation : Murals 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	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : T. Roosevelt Memorial Hall And Rotunda								
	Explanation : Decorative Coffered Ceilings								
	Plaster	50%			LIFE	* *	5-10	\$195,400	
	Recent Repair Evident, Extent : Light, Area Affected : 20%								
	Location : Various Offices								

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

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Estimates are rounded to the nearest hundred dollars.*

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

Asset # : 2315

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger	50%			2039	* *	1	\$37,600	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub Basement							
		Explanation : One Unit							
	Pres. Reducing Valve/LP Steam	50%			2035	* *	5	\$4,500	
Distribution									
	Hot Wtr Piping/Pump	50%			2048	* *	4	\$3,700	
	Steam Piping/Pump	15%			2046	* *	4	\$1,700	
	Steam Piping/Pump	15%	0-2	\$170,100	2056	* *	4	\$1,100	
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Throughout, Steam And Condensate Return Piping							
	Steam Piping/Pump	20%			2026	\$226,700	4	\$2,200	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Terminal Devices									
	Air Handler	40%			2026	\$350,200	1	\$37,600	
	Convactor/Radiator	10%	0-2	\$153,400	2046	* *	1	\$4,400	
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Throughout, Defective Steam Traps And Condensate Quenching Tank							
	Convactor/Radiator	50%			2024	\$766,800	1	\$24,500	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Air Conditioning									
	Energy Source								
	District C.W.	90%			2046	* *	1		
	Electricity	10%			2042	* *	1		
Conversion Equipment									
	Window/Wall Unit	10%			2024	\$33,400	1		
	No Component	90%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Section 17							
		Explanation : Chiller Water Is Supplied To This Building From The Central Chiller Plant In Section 17							
Distribution									
	Chilled Wtr Pipe/Pump	90%			2046	* *	4	\$10,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Section 17							
		Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17							
	No Component	10%							

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Estimates are rounded to the nearest hundred dollars.*

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

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

Asset # : 2315

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air 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%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$134,100	
Exhaust Fans								
Interior	80%			2026	\$143,600	2	\$3,700	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Most Of Ventilation Occurs Through Air Handlers							
Roof	20%			2026	\$25,800	2	\$900	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	80%			2024	\$387,900	1		
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Galv Iron/Steel	20%	0-2	\$97,000	2046	* *	1		
	Corroded, Extent : Severe, Area Affected : 20%							
	Location : At Or Near Point Of Use, Heavy Internally Corroded Piping Reported. The Internal Corrosion Is Creating Water Flow Restriction Issues							
Water Heater								
Electric	100%			2019	\$25,200	4	\$1,300	
	Not in Service, Extent : Severe, Area Affected : 100%							
	Location : Lower Level							
HW Heat Exchanger								
Low Temp	100%			2026	\$50,400	4	\$22,500	
	Not in Service, Extent : Severe, Area Affected : 100%							
	Location : Lower Level							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Storm Drain Piping								
Cast Iron	20%	0-2	\$45,300	LIFE	* *	1		
	Corroded, Extent : Severe, Area Affected : 20%							
	Location : Sub Basement And Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour							
Cast Iron	80%			LIFE	* *	1		
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Sump Pump(s)								
Submersible	100%			2021	\$7,200	4	\$2,500	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Sub Basement							

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Estimates are rounded to the nearest hundred dollars.*

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

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

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

Asset # : 2315

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : Abandoned Domestic Water Roof Tank Needs To Be Removed						
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : B-6, Roosevelt Hall						
			Explanation : 4 Units, #1, 2, 3, 4						
Fire Suppression									
	Standpipe								
	Generic	100%			2036		* *	1-5	\$76,600
	Sprinkler								
	No Component	90%							
	Generic	10%			2036		* *	1-2	\$4,300

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

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

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

Print Date : 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
Program / Asset # : DCA0002.013 / 2316 **Yr Built/Renovated** : 1932 / 1995
Area Sq Ft : 81,358 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 19-Mar-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 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



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

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

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

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

Asset # : 2316

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	7%	Now	\$871,200	2046		* *		
Corrosion/Rusting, Extent : Moderate, Area Affected : 80%								
Location : Throughout Bulkhead								
Deteriorated Finish, Extent : Moderate, Area Affected : 40%								
Location : Throughout Bulkhead								
Misaligned/Bulging, Extent : Moderate, Area Affected : 80%								
Location : Throughout Bulkhead								
Masonry: Brick	85%	Now	\$1,116,200	LIFE		* *	5	\$173,000
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Various								
Diagonal Cracks, Extent : Severe, Area Affected : 15%								
Location : North Facade - Roof Bulkhead								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : 7th Floor Bulkheads								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Stucco Cement	8%	Now	\$504,300	2046		* *	5	\$20,400
Diagonal Cracks, Extent : Severe, Area Affected : 20%								
Location : Penthouse								
Water Penetration, Extent : Severe, Area Affected : 100%								
Location : Penthouse								
Windows								
Steel	100%	Now	\$412,200	2034		* *	5	\$115,300
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Penthouse								
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 35%								
Location : Throughout								

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

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

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

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

Asset # : 2316

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Concrete Masonry Unit	45%	Now	\$8,100	LIFE	* *	5	\$3,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 35%							
		Location : Interior Of Parapet Wall							
		Diagonal Cracks, Extent : Moderate, Area Affected : 30%							
		Location : Interior Of Parapet Wall							
	Masonry: Brick	32%	Now	\$25,600	LIFE	* *	5	\$2,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 60%							
		Location : East And West Stair Tower							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Exterior Of Parapet Walls							
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : Elevator Tower							
		Vegetation Growth, Extent : Moderate, Area Affected : 25%							
		Location : Interior Face Of Penthouses							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Bulk Head Roofs							
	Masonry: Granite	15%	Now	\$3,600	LIFE	* *	5	\$1,200	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Stucco Cement	8%	Now	\$14,300	2046	* *	5	\$700	
		Loose/Delam Surface, Extent : Moderate, Area Affected : 55%							
		Location : Interior Side Of Parapet Wall - Throughout							
Roof									
	Built-Up (BUR)	80%	Now	\$136,300	2036	* *			
		Vegetation Growth, Extent : Severe, Area Affected : 15%							
		Location : Various							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Various							
		Worn/Eroded, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Copper/Terne	10%	2-4	\$1,000	2041	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Low Roof							
	Modified Bitumen	5%			2021	\$10,800	10	\$1,700	
	Skylight, Plastic	5%			2039	* *	1		
Interior									
	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	

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

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

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

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

Asset # : 2316

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Gypsum Board	10%			LIFE	* *	5-10	\$49,900	
	Masonry: Brick	10%			LIFE	* *	10	\$8,800	
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : Behind Exhibits								
	Metal Panel	5%			LIFE	* *	10	\$6,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Exhibition Halls								
	Explanation : Inset Decorative Panels								
	Marble Panels	20%			LIFE	* *	10	\$23,500	
	Plaster	5%	Now	\$212,600	LIFE	* *	5	\$4,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Upper Floors And Bulkhead Walls								
	Water Penetration, Extent : Moderate, Area Affected : 35%								
	Location : Upper Floors And Bulkhead Walls								
	Plaster	50%			LIFE	* *	5-10	\$124,700	
Ceilings									
	AcousTile,Adhered	10%			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 Floor Ceilings And Bulkhead								
	Plaster	55%			LIFE	* *	5-10	\$115,100	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	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 : Throughout							
		Explanation : Deteriorating Steam, Condensate Return Piping And Condensate Quenching Tanks							
	Steam Piping/Pump	50%			2026	\$303,600	4	\$3,000	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							

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

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

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

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

Asset # : 2316

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	70%			2026	\$328,300	1	\$35,200	
Convactor/Radiator	5%	0-2	\$41,100	2046	* *	1	\$1,200	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Throughout, Defective Steam Traps								
Convactor/Radiator	25%			2024	\$205,400	1	\$6,600	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Air Conditioning								
Energy Source								
District C.W.	80%			2046	* *	1		
Electricity	20%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	20%			2021	\$35,800	1		
No Component	80%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Section 17								
Explanation : Chilled Water Is Supplied To This Building From Section								
Distribution								
Chilled Wtr Pipe/Pump	80%			2036	* *	4	\$3,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Section 17								
Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant								
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2026	\$59,100	1	\$40,300	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$71,800	
Exhaust Fans								
Interior	100%			2026	\$96,100	2	\$2,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Most Of Ventilation Occurs Through Air Handlers								
Plumbing								
H/C Water Piping								
Galv Iron/Steel	20%	0-2	\$51,900	2046	* *	1		
Corroded, Extent : Severe, Area Affected : 20%								
Location : At Or Near Points Of Use, Heavy Internally Corroded Piping Reported. The Internal Corrosion Is Creating Water Flow Restriction Issues								
Galv Iron/Steel	80%			2024	\$207,800	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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

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

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

Asset # : 2316

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Electric	15%			2024	\$2,000	4	\$100	
	No Component	85%							
	HW Heat Exchanger								
	Low Temp	15%			2052	* *	4	\$1,200	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Lower Level							
	No Component	85%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Storm Drain Piping								
	Cast Iron	20%	0-2	\$24,300	LIFE	* *	1		
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour							
	Cast Iron	80%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Fixtures								
	Generic	100%							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : Abandoned Domestic Water Roof Tank Needs To Be Removed							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-6, Imax							
		Explanation : 1 Unit, #13 Operated Manually - Needs Upgrade							
Fire Suppression									
	Standpipe								
	Generic	100%			2036	* *	1-5	\$41,000	
	Sprinkler								
	No Component	90%							
	Generic	10%			2036	* *	1-2	\$2,300	
	Chemical System								
	Generic	100%			2024	\$27,900	1-3	\$50,600	

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

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

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

Print Date : 23-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
Program / Asset # : DCA0002.015 / 2317 **Yr Built/Renovated** : 1903 / 1966
Area Sq Ft : 39,203 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 31-Mar-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1,4
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 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



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

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

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

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

Asset # : 2317

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	5%	Now	\$50,000	2046		* *		
			Deformed/Dented, Extent : Severe, Area Affected : 20%					
			Location : Gutters And Dormers					
			Water Penetration, Extent : Severe, Area Affected : 20%					
			Location : Gutters And Dormers					
Masonry: Brick	30%	Now	\$96,200	LIFE		* *	5	\$9,800
			Cracking/Crumbling, Extent : Severe, Area Affected : 15%					
			Location : Section 15 South Facade Above 15A					
			Efflorescence, Extent : Moderate, Area Affected : 10%					
			Location : North Facade Of Section 15					
			Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%					
			Location : Throughout					
			Water Penetration, Extent : Severe, Area Affected : 10%					
			Location : Section 15 Facades Above 15A					
Masonry: Granite	20%	Now	\$42,200	LIFE		* *	5	\$4,900
			Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%					
			Location : North Facade					
			Staining/Discoloring, Extent : Severe, Area Affected : 10%					
			Location : North Facade Of Section 15					
Stucco Cement	45%	Now	\$22,800	2039		* *	5	\$18,400
			Cracking/Crumbling, Extent : Moderate, Area Affected : 5%					
			Location : Throughout					
			Staining/Discoloring, Extent : Moderate, Area Affected : 10%					
			Location : East Facade Of Section 15A					
			Water Penetration, Extent : Moderate, Area Affected : 10%					
			Location : Second Floor, Section 15A North Façade At Imax Stair					
Windows								
Aluminum	10%			2042		* *	5	\$300
Wood	90%	Now	\$102,700	2051		* *	5	\$12,800
			Air Infiltration, Extent : Moderate, Area Affected : 100%					
			Location : Throughout					
			Deteriorated Finish, Extent : Severe, Area Affected : 100%					
			Location : Throughout					
			Dry Rot/Decay, Extent : Severe, Area Affected : 50%					
			Location : Throughout					
			Split/Cracked, Extent : Moderate, Area Affected : 100%					
			Location : Throughout					
			Water Penetration, Extent : Severe, Area Affected : 30%					
			Location : Throughout					
Parapets								
Copper/Terne	10%			2046		* *	5	\$1,800
			Water Penetration, Extent : Severe, Area Affected : 20%					
			Location : Throughout					
Metal Rail	25%			2039		* *	5-10	\$16,700
No Component	65%							

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

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

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

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

Asset # : 2317

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	30%	2-4	\$25,500	2036		**		
Blisters, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Debris on Roof, Extent : Severe, Area Affected : 10%								
Location : Section 15A								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : At Roof Penetration, Damper								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Section 15A								
Copper/Terne	5%			2041		**	10	\$2,200
Corrosion/Rusting, Extent : Light, Area Affected : 100%								
Location : Northwest Corner Of Section 15								
Slate	65%	Now	\$255,700	LIFE		**		
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : 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.								
Interior								
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
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Fluid Applied Epoxy Floors								
Vinyl Tile	30%			2031		**	3	\$6,600
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : First And Second Floor								

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

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

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

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

Asset # : 2317

Architecture	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	25%	Now	\$12,800	LIFE	**	5	\$4,300
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Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Stairwell

Gypsum Board	40%			LIFE	**	5-10	\$29,300
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Masonry: Brick	20%			LIFE	**	10	\$2,600
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Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Collections Storage Areas, East Wall At Imax Stair

Plaster	15%	Now	\$2,800	LIFE	**	5	\$1,900
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Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Western Portion Of Section 15, Stairs And Attic

Water Penetration, Extent : Moderate, Area Affected : 20%

Location : Western Portion Of Section 15, Stairs And Attic

Ceilings

AcousTileSusp.Lay-In	15%	Now	\$1,500	2039	**	5	\$4,400
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Staining/Discoloring, Extent : Severe, Area Affected : 5%

Location : Areas Of Previous Water Intrusion - Various Offices

Exposed Struc: Steel	60%	Now	\$158,500	LIFE	**		
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Water Penetration, Extent : Moderate, Area Affected : 2%

Location : At Damper Leading To Roof - Floors 2 And 3

Gypsum Board	10%			LIFE	**	5-10	\$20,200
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Plaster	15%	Now	\$24,700	LIFE	**	5	\$5,500
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Cracking/Crumbling, Extent : Severe, Area Affected : 20%

Location : Library, Offices, Attic, Stairs

Water Penetration, Extent : Severe, Area Affected : 25%

Location : Library, Offices, Attic, Stairs

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

Heating

Energy Source

Utility Steam	100%			2036	**	1	
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Conversion Equipment

Pres. Reducing Valve/LP Steam	100%			2022	\$26,000	5	\$2,300
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Distribution

Steam Piping/Pump	50%	0-2	\$146,300	2056	**	4	\$1,000
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Other Observation, Extent : Moderate, Area Affected : 50%

Location : Throughout

Explanation : Deteriorating Steam And Condensate Return Piping

Steam Piping/Pump	50%			2026	\$146,300	4	\$1,400
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout

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

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

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

Asset # : 2317

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convactor/Radiator	40%			2024	\$158,300	1	\$5,100	
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Convactor/Radiator	10%	0-2	\$39,600	2046	**	1	\$1,100	
	Malfunctioning, Extent : Moderate, Area Affected : 20%							
	Location : Throughout, Defective Steam Traps							
No Component	50%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Fan Room							
	Explanation : Covered Under AC System							
Air Conditioning								
Energy Source								
District C.W.	85%			2046	**	1		
Electricity	15%			2042	**	1		
Conversion Equipment								
Window/Wall Unit	15%			2021	\$12,900	1		
No Component	85%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Section 17							
	Explanation : Chilled Water Is Supplied To This Building From The Central Chiller Plant In Section 17							
Distribution								
Chilled Wtr Pipe/Pump	85%			2046	**	4	\$2,500	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Section 17							
	Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17							
No Component	15%							
Terminal Devices								
Air Handler/Cool/Ht	85%			2026	\$22,700	1	\$20,600	
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$34,600	
Exhaust Fans								
Interior	100%			2026	\$46,300	2	\$1,200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Fan Room							
	Explanation : Most Of Ventilation Occurs Through Air Handlers							
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2024	\$125,200	1		
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							

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

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

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

Asset # : 2317

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Storm Drain Piping								
	Cast Iron	20%	0-2	\$11,700	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 20%							
		Location : Throughout Basement							
		Cracked, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Cast Iron	80%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1-4, Ichthyology							
		Explanation : 1 Unit, #15h							
Fire Suppression									
	Sprinkler								
	No Component	25%							
	Generic	75%			2052	* *	1-2	\$8,200	

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

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

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

Print Date : 23-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
Program / Asset # : DCA0002.017 / 2318 **Yr Built/Renovated** : 1931 / 2000
Area Sq Ft : 89,502 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 31-Mar-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,3,4,5
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL		FY 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



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 Estimates are rounded to the nearest hundred dollars.

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

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

Asset # : 2318

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$874,900	LIFE	* *	5	\$135,600	
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
Location : Bricks Below Parapet Line								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Fifth Floor And Western Extension On First Floor								
Windows								
Steel	90%	4+	\$1,051,800	2051	* *	5	\$117,700	
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Beyond Useful Life								
Steel	10%			2042	* *	5	\$26,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Storefront Windows								
Explanation : East Facade								
Parapets								
Masonry: Brick	90%	Now	\$60,600	LIFE	* *	5	\$4,900	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Various								
Efflorescence, Extent : Severe, Area Affected : 20%								
Location : Various								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Vegetation Growth, Extent : Severe, Area Affected : 25%								
Location : Underside Of Coping Throughout								
Masonry: Granite	10%	Now	\$30,000	LIFE	* *	5	\$700	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 40%								
Location : Coping Stones								

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Estimates are rounded to the nearest hundred dollars.

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

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

Asset # : 2318

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	50%	Now	\$95,800	2036	* *			1
	Embed. Gravel Surface, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Water Penetration, Extent : Severe, Area Affected : 25%							
	Location : Throughout							
	Worn/Eroded, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Copper/Terne	33%	0-2	\$18,500	2041	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Area Around Sloped Glazing							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 10%							
	Location : Various							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Various Areas Into 5th Floor Work Spaces							
Skylight, Plastic	2%			2031	* *	1		
Sloped Glazing	15%			LIFE	* *	5	\$156,500	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
	Location : Eastern Bay							
	Glazing Clouded, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Interior								
Floors								
Carpet	20%			2025	\$365,600	3	\$40,200	
Cast in Place Concrete	50%			LIFE	* *	5	\$293,000	
	Other Observation, Extent : Moderate, Area Affected : 10%							
	Location : Basement							
	Explanation : Ground Water							
Quarry Tile	10%			2031	* *	5	\$20,100	
Slate	5%			LIFE	* *	5	\$14,200	
	Worn/Eroded, Extent : Moderate, Area Affected : 20%							
	Location : Stair Treads							
Vinyl Tile	5%			2031	* *	3	\$2,500	
Wood	10%			2054	* *	5	\$25,100	

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

Asset # : 2318

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

Interior

Interior Walls

Concrete Masonry Unit	5%			LIFE	**	5	\$6,900
Gypsum Board	35%			LIFE	**	5-10	\$101,900
Masonry: Brick	10%			LIFE	**	10	\$5,100

Efflorescence, Extent : Severe, Area Affected : 30%

Location : Fifth Floor Mechanical Spaces

Plaster	15%	Now	\$44,100	LIFE	**	5	\$7,700
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Cracking/Crumbling, Extent : Severe, Area Affected : 25%

Location : Fourth And Fifth Floors; West Facade At First Floor

Water Penetration, Extent : Severe, Area Affected : 30%

Location : Fourth And Fifth Floors; Western Extension Of First Floor

SGFT/Glazed Masonry	35%	4+	\$49,600	LIFE	**		
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Water Penetration, Extent : Moderate, Area Affected : 10%

Location : 5th Floor Studio Space

Ceilings

AcousTileSusp.Lay-In	30%			2039	**	5	\$40,200
Exposed Concrete	50%	Now	\$115,200	LIFE	**	5	\$10,500

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

Location : Sloped Glazing Structure At West Side Of First Floor

Loose/Delam Surface, Extent : Moderate, Area Affected : 15%

Location : Fourth And Fifth Floors; West Side Of First Floor

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

Location : Fourth And Fifth Floors; West Side Of First Floor

Exposed Struc: Steel	10%			LIFE	**	10	\$26,800
Gypsum Board	10%			LIFE	**	5-10	\$46,000

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

Heating

Energy Source

Utility Steam	100%			2036	**	1	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout Museum Complex

Explanation : Supplied By Con Edison - Serves All Building Sections

Conversion Equipment

Pres. Reducing Valve/LP Steam	100%			2022	\$59,300	5	\$5,300
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Corroded, Extent : Moderate, Area Affected : 10%

Location : Basement

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

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

Asset # : 2318

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Distribution									
Steam Piping/Pump	20%	0-2	\$133,600	2056	* *	4	\$900		
	Corroded, Extent : Severe, Area Affected : 100%								
	Location : Throughout, Deteriorating Steam And Condensate Return Piping								
Steam Piping/Pump	80%			2026	\$534,400	4	\$5,300		
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Terminal Devices									
Air Handler	30%			2026	\$154,800	1	\$16,600		
Convactor/Radiator	65%			2024	\$587,400	1	\$18,800		
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Convactor/Radiator	5%	0-2	\$45,200	2046	* *	1	\$1,300		
	Malfunctioning, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Air Conditioning									
Energy Source									
District C.W.	60%			2046	* *	1			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : The Central Chiller Plant That Serves The Entire Campus Is Located In This Section								
Electricity	40%			2042	* *	1			
Conversion Equipment									
Centrifugal, Elec Chiller	60%			2035	* *	1	\$58,100		
	R-134a Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 4 Units - Equipment Serves All Museum Building Sections								
Split Unit	2%			2026	\$8,800				
Window/Wall Unit	10%	0-2	\$19,700	2026	\$19,700	1			
	Malfunctioning, Extent : Moderate, Area Affected : 10%								
	Location : Various Rooms, Multiple Mechanical And / Or Electrical Defects								
Window/Wall Unit	28%			2021	\$55,100	1			
Distribution									
Chilled Wtr Pipe/Pump	2%	Now	\$9,400	2056	* *	4	\$100		
	Insul. Deteriorating, Extent : Moderate, Area Affected : 60%								
	Location : Rear Yard Between Sections 4 And 11								
Chilled Wtr Pipe/Pump	58%			2046	* *	4	\$3,800		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Lower Level Of Section 17								
	Explanation : The Condenser And Chilled Water Pumps In This Section Serves All Sections								
No Component	40%								

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

Asset # : 2318

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Air Handler/Cool/Ht	60%			2026	\$243,800	1	\$33,200	
	No Component	40%							
Heat Rejection									
	Air Condenser Unit	2%			2026	\$3,800	2	\$1,200	
	Water Cool Tower	60%	Now	\$16,500	2027	* *	2	\$43,200	
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Component Located Between Sections 4 And 11							
		Explanation : 2 Units Out Of 8 Are Inoperable							
	No Component	38%							
Ventilation									
	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	
Plumbing									
	H/C Water Piping								
	Brass/Copper	25%			2046	* *	1		
	Galv Iron/Steel	75%			2024	\$214,300	1		
		On Extended Life, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							
HW Heat Exchanger									
	Low Temp	60%			2046	* *	4	\$8,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : 3 Units Provide Domestic Hot Water To Other Building Sections							
	Low Temp	40%	0-2	\$11,900	2056	* *	4	\$3,500	
		Damaged, Extent : Moderate, Area Affected : 65%							
		Location : Lower Level Of Section 17, 2 Of 3 Defective Heat Exchangers							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	20%	0-2	\$26,700	LIFE	* *	1		
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour							
	Cast Iron	80%			LIFE	* *	1		
Sump Pump(s)									
	Submersible	100%			2020	\$7,200	4	\$2,500	
Backflow Preventer									
	Generic	100%			2026	\$9,300	1	\$5,500	
Fixtures									
	Generic	100%							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Abandoned Domestic Water Roof Tank Needs To Be Removed							

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Estimates are rounded to the nearest hundred dollars.*

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

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

Asset # : 2318

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
Geared Traction		100%			LIFE		* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : B-5</i>									
<i>Explanation : 1 Freight Unit</i>									
Fire Suppression									
Standpipe									
Generic		100%			2036		* *	1-5	\$45,100
Sprinkler									
Generic		100%			2046		* *	1-2	\$25,100
Fire Pump									
Generic		100%			2029		* *	1	\$16,700

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

Maintenance \$ are aggregated over a ten-year 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 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



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

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

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

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

Asset # : 2337

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	2%			2046	* *	10	\$5,100	
Masonry: Brick	40%	Now	\$141,400	LIFE	* *	5	\$43,800	
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%								
Location : West Facade, North Facade								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : North Facade, West Facade								
Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
Location : West Facade								
Masonry: Granite	58%	Now	\$409,800	LIFE	* *	5	\$47,700	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : East Facade								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : East Facade								
Windows								
Aluminum	15%			2042	* *	5	\$2,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Collections Storage								
Explanation : Interior Storm Windows.								
Steel	85%	Now	\$801,400	2051	* *	5	\$89,700	
Air Infiltration, Extent : Severe, Area Affected : 20%								
Location : Collections Storage And Various Offices								
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Various								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : West Side Offices								
Glazing Clouded, Extent : Moderate, Area Affected : 5%								
Location : West Side Offices								
Parapets								
Masonry: Brick	20%	2-4	\$100	LIFE	* *	5	\$100	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Masonry: Granite	80%			LIFE	* *	5-10	\$6,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

Asset # : 2337

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	5%			2026	\$8,400	10	\$1,700	
Copper/Terne	30%	Now	\$14,800	2041	* *			
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Skylight, Metal/Glass	5%			2036	* *	10	\$5,700	
Slate	60%	Now	\$140,400	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Slate Roof								
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Red Slate Roof								
Explanation : Approaching Extent Of Useful Life								
Interior								
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 Observation, Extent : Moderate, Area Affected : 100%								
Location : New Collection Storage Areas								
Explanation : Epoxy 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								
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	

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

Asset # : 2337

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2026	\$28,400	1		
Distribution								
Steam Piping/Pump	50%			2026	\$300,700	4	\$3,000	
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Steam Piping/Pump	50%	0-2	\$300,700	2056	* *	4	\$2,000	
	Corroded, Extent : Moderate, Area Affected : 50%							
	Location : Throughout, Deteriorating Steam And Condensate Return Piping							
Terminal Devices								
Air Handler	75%			2026	\$348,300	1	\$37,400	
Convactor/Radiator	20%			2024	\$162,700	1	\$5,200	
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Convactor/Radiator	5%	0-2	\$40,700	2046	* *	1	\$1,200	
	Malfunctioning, Extent : Moderate, Area Affected : 50%							
	Location : Throughout, Defective Steam Traps							
Air Conditioning								
Energy Source								
District C.W.	100%			2046	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Section 17							
	Explanation : Chilled Water Is Supplied To This Building From The Central Chiller Plant In Section 17							
Distribution								
Chilled Wtr Pipe/Pump	100%			2046	* *	4	\$6,000	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Section 17							
	Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17							
Terminal Devices								
Air Handler/Cool/Ht	90%			2026	\$329,300	1	\$44,900	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : All Dx Systems Are Being Converted To Chilled Water System							
Air Handler/Cool/Ht	10%			2034	* *	1	\$5,000	
Dehumidifier								
No Component	50%							
Generic	50%			2024				
	Other Observation, Extent : Light, Area Affected : 50%							
	Location : Various Floors							
	Explanation : The Air Handlers Have The Capablility To Perform A Dehumidification Cycle							

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

Asset # : 2337

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$71,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Most Of Ventilation Occurs Through Air Handlers							
	Exhaust Fans								
	Interior	90%			2026	\$85,700	2	\$2,200	
	Roof	10%			2026	\$6,800	2	\$200	
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	80%			2024	\$205,800	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Galv Iron/Steel	20%	0-2	\$51,500	2046	* *	1		
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : At Points Of Use, Heavy Internal Pipe Corrosion Reported, The Internal Corrosion Is Creating Water Flow Restriction Issues							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Storm Drain Piping								
	Cast Iron	20%	0-2	\$24,100	LIFE	* *	1		
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour							
	Cast Iron	80%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Backflow Preventer								
	Generic	100%			2031	* *	1	\$4,900	
	Fixtures								
	Generic	100%							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : Abandoned Domestic Water Roof Tank Needs To Be Removed							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-6, Ornithology And 4th Floor : 6th Floor D C System							
		Explanation : 2 Units, #19f And 19p							
Fire Suppression									
	Standpipe								
	Generic	100%			2036	* *	1-5	\$40,600	

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

Asset # : 2337

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

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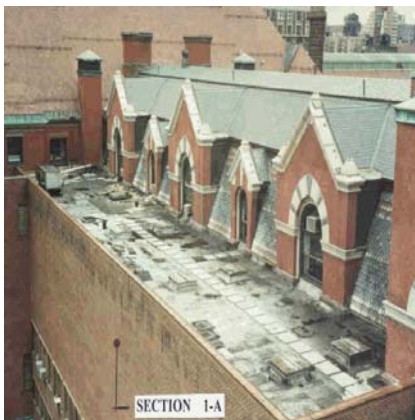
Print Date : 23-Oct-2015

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
Program / Asset # : DCA0002.01A / 2338 **Yr Built/Renovated** : 1955 / 1996
Area Sq Ft : 38,240 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 26-Mar-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,4,mez
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 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



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

Asset # : 2338

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	93%	Now	\$95,100	LIFE	* *	5	\$29,500		
	Spalling, Extent : Moderate, Area Affected : 15%								
	Location : East Facade								
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
	Location : East Facade								
Masonry: Limestone	7%	Now	\$5,800	LIFE	* *	5	\$1,700		
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
	Location : Window Sills And Headers								
Windows									
Steel	100%	2-4	\$160,500	2051	* *	5	\$18,000		
	Air Infiltration, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Deteriorated Finish, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Unit Inoperable, Extent : Moderate, Area Affected : 20%								
	Location : Offices								
Parapets									
Cast Stone/Terra Cotta	5%	2-4	\$1,400	LIFE	* *	5	\$800		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
Masonry: Brick	95%	2-4	\$17,200	LIFE	* *	5	\$1,900		
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%								
	Location : Deformed Copper Flashing Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 45%								
	Location : Exterior Parapet Wall								
Roof									
Modified Bitumen	98%	Now	\$87,700	2036	* *				
	Seams Open/Split, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Various								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Other Observation, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Explanation : Dunnage Flashing								
Skylight, Plastic	2%			2039	* *	1			

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

Asset # : 2338

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	50%	2-4	\$390,500	2028	* *	3	\$42,900		
	Staining/Discoloring, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Cast in Place Concrete	5%			LIFE	* *	5	\$12,500		
Vinyl Tile	45%			2026	\$234,100	3	\$12,900		
	Worn/Eroded, Extent : Moderate, Area Affected : 30%								
	Location : Lower Levels								
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 Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2036	* *	1		
Conversion Equipment									
	Pres. Reducing Valve/LP Steam	100%			2022	\$25,400	5	\$2,300	
Distribution									
	Steam Piping/Pump	50%	0-2	\$142,700	2056	* *	4	\$900	
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Basement							
		Explanation : Deteriorated Steam And Condensate Return Piping							
	Steam Piping/Pump	50%			2026	\$142,700	4	\$1,400	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							

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

Asset # : 2338

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convactor/Radiator	10%	0-2	\$38,600	2046	* *	1	\$1,100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout, Defective Steam Traps</i>								
Convactor/Radiator	25%			2024	\$96,500	1	\$3,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	65%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Covered Under A C</i>								
Air Conditioning								
Energy Source								
District C.W.	65%			2046	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sectionh 17</i>								
<i>Explanation : Chilled Water Is Supplied To This Building From The Central Chiller Plant In Section 17</i>								
Electricity	35%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	35%	0-2	\$29,400	2026	\$29,400	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	65%							
Distribution								
Chilled Wtr Pipe/Pump	65%			2046	* *	4	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Section 17</i>								
<i>Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17</i>								
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				
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fan Rooms</i>								
<i>Explanation : The Air Handlers Have The Capability To Perform A Dehumidification Cycle</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$33,800	

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

Asset # : 2338

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	90%			2021	\$40,700	2	\$1,100	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Fan Rooms							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Most Of Ventilation Occurs Through Air Handlers							
	Roof	10%			2021	\$3,300	2	\$100	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	20%	0-2	\$24,400	2046	* *	1		
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : At or Near Points Of Use, Heavy Internal Corrosion Reported, The Internatal Corrosion Is Creating Water Flow Retstriction Issues.							
	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%							
		Location : Throughout							
	Storm Drain Piping								
	Cast Iron	20%	0-2	\$11,400	LIFE	* *	1		
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour							
	Cast Iron	80%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Gallery 77							
		Explanation : 1 Unit Travel From Basement : 2nd Floor							
Fire Suppression									
	Standpipe								
	Generic	100%			2036	* *	1-5	\$19,300	
	Sprinkler								
	No Component	50%							
	Generic	40%			2052	* *	1-2	\$4,300	
	Generic	10%			2036	* *	1-2	\$1,100	

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Print Date : 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
Program / Asset # : DCA0002.002 / 2328 **Yr Built/Renovated** : 1891 / 2014
Area Sq Ft : 105,089 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 24-Mar-2015 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL		FY 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



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 2, 2A, 2B

Asset # : 2328

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	20%	Now	\$34,200	LIFE	* *	5	\$10,600	
		Efflorescence, Extent : Moderate, Area Affected : 10%							
		Location : North Facade							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : North Facade							
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : North Facade							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : North Facade							
	Masonry: Granite	80%	Now	\$109,500	LIFE	* *	5	\$31,800	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : North Facade							
		Recent Repair Evident, Extent : Light, Area Affected : 80%							
		Location : South Facade							
Windows									
	Wood	10%	Now	\$75,400	2051	* *	5	\$9,400	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : North Facade							
		Deteriorated Finish, Extent : Severe, Area Affected : 50%							
		Location : North Facade							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : North Facade							
		Split/Cracked, Extent : Severe, Area Affected : 25%							
		Location : North Facade							
	Wood	90%			2042	* *	5	\$168,800	
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : South Facade							

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 2, 2A, 2B

Asset # : 2328

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Copper/Terne	5%	Now	\$4,700	2041		**		
	Deformed/Dented, Extent : Moderate, Area Affected : 10%							
	Location : Gutters And Throughout							
Roll Roofing	5%	Now	\$1,100	2022	\$11,400	5	\$2,200	
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%							
	Location : Lower Roof							
	Water Penetration, Extent : Moderate, Area Affected : 30%							
	Location : Lower Roof							
Slate	90%	Now	\$1,051,200	LIFE		**		
	Broken/Missing Elements, Extent : Severe, Area Affected : 15%							
	Location : Throughout							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Loose/Miss Fasteners, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Explanation : Roof Is 59 Years Beyond Highest Rated Lifespan.							
Interior								
Floors								
Carpet	20%			2025	\$429,300	3	\$47,200	
Cast in Place Concrete	5%			LIFE		**	\$34,400	
Ceramic Tile	5%			2035		**	\$7,900	
Cork Tile	5%			2046		**	\$6,900	
	Other Observation, Extent : Light, Area Affected : 20%							
	Location : 5th Fl							
	Explanation : New Buildout							
Mosaic Tile	20%			2031		**	\$78,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Corridors, Various Offices							
	Explanation : Historic Decorative Minton Tiles - Super Premium.							
Marble Panels	10%			LIFE		**	\$23,600	
Terrazzo	20%			LIFE		**	\$49,200	
Vinyl Tile 9" X 9"	10%			2026	\$185,200	3	\$7,900	
Wood	5%			2041		**	\$14,700	
Interior Walls								
Fabric on Framing	15%			2027		**	\$19,000	
Glass: Single Pane	15%			LIFE		**	\$57,000	
Gypsum Board	15%			LIFE		**	\$64,600	
Masonry: Brick	5%			LIFE		**	\$3,800	
Marble Panels	5%			LIFE		**	\$5,100	
Plaster	35%			LIFE		**	\$75,400	
Wood	10%			LIFE		**	\$202,600	

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 2, 2A, 2B

Asset # : 2328

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

Interior

Ceilings

AcousTileConcealSpLn	10%			2039	**	5	\$15,600	
AcousTileSusp.Lay-In	30%	Now	\$16,200	2039	**	5	\$18,700	

Staining/Discoloring, Extent : Moderate, Area Affected : 5%

Location : Offices

Water Penetration, Extent : Moderate, Area Affected : 20%

Location : Development Offices

Exposed Struc: Steel	7%			LIFE	**	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 Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Utility Steam	100%			2036	**	1		
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Distribution

Steam Piping/Pump	15%	0-2	\$117,700	2056	**	4	\$800	
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Corroded, Extent : Severe, Area Affected : 50%

Location : Throughout, Deteriorating Steam And Condensate Return Piping

Steam Piping/Pump	15%			2052	**	4	\$800	
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Recent Installation, Extent : Light, Area Affected : 10%

Location : Fifth Floor

Steam Piping/Pump	70%			2026	\$549,100	4	\$5,400	
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout

Terminal Devices

Air Handler	50%			2026	\$302,900	1	\$32,500	
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Convactor/Radiator	10%	0-2	\$106,100	2046	**	1	\$3,100	
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Malfunctioning, Extent : Severe, Area Affected : 50%

Location : Throughout, Defective Steam Traps

Convactor/Radiator	40%			2024	\$424,400	1	\$13,600	
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout

Air Conditioning

Energy Source

District C.W.	60%			2046	**	1		
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Electricity	40%			2042	**	1		
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Estimates are rounded to the nearest hundred dollars.*

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 2, 2A, 2B

Asset # : 2328

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Ext Pkg Unit - Cooling	20%			2031	* *	2	\$1,300	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof Top Units							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Serves Lobby Area							
	Window/Wall Unit	20%			2024	\$46,200	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 5th Floor							
		Explanation : Serves Offices							
	No Component	60%							
Distribution									
	Chilled Wtr Pipe/Pump	60%			2046	* *	4	\$4,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Piping Only, Chilled Water Is Pumped From Central Chiller Plant In Section 17							
	No Component	40%							
Terminal Devices									
	Air Handler/Cool/Ht	60%			2026	\$114,500	1	\$39,000	
	No Component	40%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$92,800	
Exhaust Fans									
	Interior	90%			2031	* *	2	\$2,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Most Of Ventilation Occurs Through Air Handlers							
	Roof	10%			2026	\$8,900	2	\$300	
Plumbing									
H/C Water Piping									
	Galv Iron/Steel	80%			2024	\$268,400	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Galv Iron/Steel	20%	0-2	\$67,100	2046	* *	1		
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : At Points Of Use, Heavy Internal Corrosion Reported. The Internal Pipe Corrosion Is Creating Water Flow Restrictions Issues!							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 2, 2A, 2B

Asset # : 2328

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	75%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Cast Iron	25%	Now	\$39,200	LIFE	* *	1		
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour							
		Cracked, Extent : Moderate, Area Affected : 25%							
		Location : 2 Of 6 Cracked Risers							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-5, 77th Street Side Of Complex							
		Explanation : 2 Units, #15 And #16							
Fire Suppression									
	Standpipe								
	Generic	100%			2046	* *	1-5	\$53,000	
	Sprinkler								
	No Component	60%							
	Generic	40%			2046	* *	1-2	\$11,800	

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Estimates are rounded to the nearest hundred dollars.*

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

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

Print Date : 23-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



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

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

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

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

Asset # : 13555

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	10%			2061	* *	10	\$40,800	
Masonry: Brick	71%			LIFE	* *	5	\$247,200	
Masonry: Limestone	5%			LIFE	* *	5	\$13,100	
Metal, Corrugated	2%			2046	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rooftop								
Explanation : Mechanical Enclosures								
Window Wall	12%	Now	\$53,700	2046	* *	5	\$39,200	
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : South Facing Thresholds @ 8th Fl Terrace								
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	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Interior Wall Of Parapet - 8th Fl Terrace								
Vegetation Growth, Extent : Moderate, Area Affected : 25%								
Location : Interior Wall Of Parapet - 8th Fl Terrace								
Metal Rail	25%			2039	* *	5-10	\$26,600	
Pre-Cast Concrete	15%	0-2	\$1,700	LIFE	* *	5	\$5,600	
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%								
Location : Coping Stone								
Vegetation Growth, Extent : Moderate, Area Affected : 15%								
Location : Underside Of Coping Stone								
Roof								
IRMA/Protected Membrane	30%	0-2	\$4,200	2031	* *			
Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
Location : 8th Floor Terrace								
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : 8th Floor Terrace								
Modified Bitumen	70%			2031	* *	10	\$18,600	

Interior

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

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

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

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

Asset # : 13555

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	10%			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 Observation, Extent : Moderate, Area Affected : 100%									
Location : Labs And Various									
Explanation : Fluid Applied Epoxy Floor									
	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 Penetration, Extent : Moderate, Area Affected : 8%									
Location : 8th Floor Corridor									

Mechanical		Current 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%			2046	* *	1		
	Conversion Equipment								
	Heat Exchanger	15%			2035	* *	1	\$6,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One Unit Converts Steam To Hot Water System							
	No Component	85%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Lower Level							
		Explanation : Low Pressure Steam Sourced From Adjacent Section							
	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		

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

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

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

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

Asset # : 13555

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	Chilled Wtr Pipe/Pump	100%			2052	**	4	\$4,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Section 17								
	Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17								
Terminal Devices									
	Air Handler/Cool/Ht	100%			2031	**	1	\$50,800	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$72,600	
Exhaust Fans									
	Interior	90%			2031	**	2	\$2,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Most Of Ventilation Occurs Through Air Handlers								
	Roof	10%			2031	**	2	\$300	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2052	**	1		
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Backflow Preventer									
	Generic	100%			2034	**	1	\$5,000	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	50%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : Basement - 8 (10 Stops)								
	Explanation : 1 Unit #20 F								
	Hydraulic	50%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : 3 Levels - Museum Shop								
	Explanation : 1 Unit #20 P								
Fire Suppression									
Standpipe									
	Generic	100%			2052	**	1-5	\$41,400	
Sprinkler									
	Generic	100%			2052	**	1-2	\$23,000	

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Estimates are rounded to the nearest hundred dollars.*

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

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

Print Date : 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
Program / Asset # : DCA0002.003 / 2808 **Yr Built/Renovated** : 1894 / 2007
Area Sq Ft : 67,921 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 24-Mar-2015 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,5,5M
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL		FY 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



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

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

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

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

Asset # : 2808

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	5%			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	\$51,200	2041	* *			
Drains Clogged, Extent : Severe, Area Affected : 5%								
Location : North West Corner Of Roof, Adjacent To Bldg 3a								
Seams Open/Split, Extent : Moderate, Area Affected : 10%								
Location : North Side								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : At North West Roof Drain								
Slate	80%	Now	\$1,270,100	LIFE	* *			1
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Loose/MISS Fasteners, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Loose Units, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Throughout - Especially Near Window Dormers								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Roof Is Over 100 Years Old. Long Past Rated Life.								

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

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

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

Asset # : 2808

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	2%			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 : Throughout								
Explanation : Historic Minton Tiles - Super Premium								
Terrazzo	40%	Now	\$101,000	LIFE	**	5	\$31,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Second Floor Corridor - Asian Peoples Exhibit								
Vinyl Tile	25%	Now	\$92,400	2026	\$231,000	3	\$9,500	
Broken/Missing Elements, Extent : Severe, 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								
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 Offices And Mezzanine								
Wood	12%			LIFE	**	5	\$136,400	

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

Asset # : 2808

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

Interior

Ceilings

AcousTileConcealSpLn	45%	4+	\$7,900	2031	* *	5	\$28,600
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Staining/Discoloring, Extent : Moderate, Area Affected : 20%

Location : Various Locations Throughout

AcousTileSusp.Lay-In	22%			2031	* *	5	\$22,400
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Plaster	28%	Now	\$39,900	LIFE	* *	5	\$17,800
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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
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Loose/Delam Surface, Extent : Moderate, Area Affected : 5%

Location : Fifth Floor

Paint Peeling, Extent : Moderate, Area Affected : 20%

Location : Fifth Floor

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

Heating

Energy Source

Utility Steam	100%			2036	* *	1	
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Conversion Equipment

Pres. Reducing Valve/LP	100%			2022	\$45,000	5	\$4,000
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Steam

Distribution

Steam Piping/Pump	20%	0-2	\$101,400	2056	* *	4	\$700
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Other Observation, Extent : Moderate, Area Affected : 70%

Location : Throughout

Explanation : Deteriorating Steam And Condensate Return Piping

Steam Piping/Pump	80%			2026	\$405,600	4	\$4,000
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout

Terminal Devices

Convactor/Radiator	15%			2024	\$102,900	1	\$3,300
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout

No Component	70%						
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Other Observation, Extent : Light, Area Affected : 0%

Location : Fan Room

Explanation : Covered Under A C System

No Component	15%						
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Air Conditioning

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

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

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

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

Asset # : 2808

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
District C.W.	70%			2046	* *	1		
Electricity	30%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	20%			2021	\$29,900	1		
No Component	80%							
Distribution								
Chilled Wtr Pipe/Pump	60%			2046	* *	4	\$3,000	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Piping Only, Chilled Water Is Pumped From The Central Chiller Plant							
No Component	40%							
Terminal Devices								
Direct Expansion	10%	Now	\$900	2031	* *	1		
	Broken, Extent : Moderate, Area Affected : 65%							
	Location : Electrical Vault, 2 Of 3 Units Defective One With A Defective Compressor And The Other With Refrigerant 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								
No Component	60%							
Generic	40%			2024				
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 3rd And 4th Floor Air Handlers							
	Explanation : The Air Handling Units Have The Capablity To Perform A Dehumidification Cycle							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$60,000	
Exhaust Fans								
Interior	90%			2026	\$72,200	2	\$1,900	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Most Ventilation Occurs Through The Air Handlers							
Roof	10%			2026	\$5,800	2	\$200	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	80%			2024	\$173,500	1		
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Galv Iron/Steel	20%	0-2	\$43,400	2046	* *	1		
	Corroded, Extent : Moderate, Area Affected : 20%							
	Location : At Points Of Use, Heavy Internal Pipe Corrosion Reported, The Internal Corrosion Is Creating Water Flow Restriction Issues							

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

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

Asset # : 2808

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Electric	10%			2024	\$1,100	4		
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Cafe							
		Explanation : For Dish Washing Only							
	No Component	90%							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Storm Drain Piping									
	Cast Iron	20%	0-2	\$20,300	LIFE	* *	1		
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Basement And First Floors, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour							
	Cast Iron	80%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
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	

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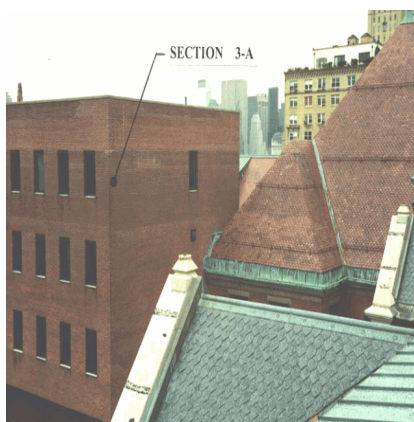
Print Date : 23-Oct-2015

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



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 Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2341

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

Exterior

Exterior Walls

Masonry: Brick	100%	Now	\$123,400	LIFE	* *	5	\$76,500
<i>Misaligned/Bulging, Extent : Light, Area Affected : 20%</i>							
<i>Location : Upper Floors, North Facade</i>							

Windows

Aluminum	100%	2034	**	5	\$5,000
Condensation Present, Extent : Light, Area Affected : 15%					
Location : Various Offices					

Parapets

Masonry: Brick	95%	Now	\$30,800	LIFE	**	5	\$5,000
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 30%</i>							
<i>Location : Throughout</i>							
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>							
<i>Location : Throughout</i>							

Pre-Cast Concrete	5%	4+	\$200	LIFE	* *	5	\$1,700
Vegetation Growth, Extent : Light, Area Affected : 15%							
Location : Coping Stones							

Roof

Built-Up (BUR)	100%	0-2	\$2,500	2026	\$124,700
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>					
<i>Location : Throughout</i>					

Interior

Floors

Cast in Place Concrete	10%			LIFE	* *	5	\$46,600
Vinyl Tile	90%			2026	\$870,700	3	\$47,900

Interior Walls

Concrete Masonry Unit	75%	0-2	\$258,200	LIFE	**	5	\$43,500
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>							
<i>Location : 9th And 10th Fl Corridors And Stairs</i>							
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>							
<i>Location : 9th And 10th Fl Stairwells</i>							

Plaster	25%			LIFE	* *	5-10	\$30,800
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Ceilings

AcousTileConcealSpLn	10%			2039	* *	5	\$13,300
Exposed Struc: Steel	80%			LIFE	* *	10	\$170,300
Plaster	10%	2-4	\$7,500	LIFE	* *	5	\$6,700
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
Location : Various Locations							

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

Heating

Energy Source

Utility Steam	100%			2036	* *	1	
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

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

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

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

Asset # : 2341

Mechanical		Current Repair			Future Replacement		Maintenance		
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	
		Corroded, Extent : Moderate, Area Affected : 2% Location : Basement							
	Distribution								
	Steam Piping/Pump	20%	Now	\$106,200	2056	* *	4	\$700	
		Other Observation, Extent : Moderate, Area Affected : 60% Location : Basement Explanation : Deteriorated Steam And Condensate Return Piping							
	Steam Piping/Pump	80%			2026	\$424,600	4	\$4,200	
		On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout							
	Terminal Devices								
	Convactor/Radiator	10%	0-2	\$71,800	2046	* *	1	\$2,100	
		Malfunctioning, Extent : Moderate, Area Affected : 60% Location : Throughout, Defective Steam Traps							
	Convactor/Radiator	40%			2024	\$287,200	1	\$9,200	
		On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout							
	No Component	50%							
		Other Observation, Extent : Light, Area Affected : 0% Location : Fan Room Explanation : Covered Under A C Section							
Air Conditioning									
	Energy Source								
	District C.W.	100%			2046	* *	1		
	Distribution								
	Chilled Wtr Pipe/Pump	100%	0-2	\$18,600	2046	* *	4	\$3,500	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Piping Only, Chilled Water Is Pumped From Central Chiller Plant In Section 17							
	Terminal Devices								
	Air Handler/Cool/Ht	100%	0-2	\$322,900	2036	* *	1	\$39,600	
		Noisy/Vibrating, Extent : Moderate, Area Affected : 5% Location : 8th Floor Fan Room Other Observation, Extent : Moderate, Area Affected : 5% Location : Fan Room Air Handler Explanation : Control System Malfunction							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$62,800	

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Estimates are rounded to the nearest hundred dollars.*

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

Asset # : 2341

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	100%			2021	\$84,000	2	\$2,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Fan Room							
		Explanation : Most Of Ventilation Occurs Through Air Handlers							
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	20%	0-2	\$45,400	2046	* *	1		
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : At Points Of Use, Heavy Internal Corrosion Reported, The Internal Corrosion Is Creating Water Flow Restriction Issues							
	Galv Iron/Steel	80%			2024	\$181,600	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	HW Heat Exchanger								
	Low Temp	100%	0-2	\$23,600	2056	* *	4	\$7,000	
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : 5th Floor							
	Sanitary Piping								
	Cast Iron	20%	0-2	\$33,000	LIFE	* *	1		
		Leak Evident, Extent : Severe, Area Affected : 70%							
		Location : 1st Floor Thru 7th Floor							
	Cast Iron	80%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Storm Drain Piping								
	Cast Iron	20%	0-2	\$21,200	LIFE	* *	1		
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour							
	Cast Iron	80%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1-10, Frick Building							
		Explanation : 1 Unit, #8							
Fire Suppression									
	Standpipe								
	Generic	100%			2036	* *	1-5	\$35,900	
	Sprinkler								
	No Component	50%							
	Generic	50%			2036	* *	1-2	\$10,000	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 3A
Asset # : 2341

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

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

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

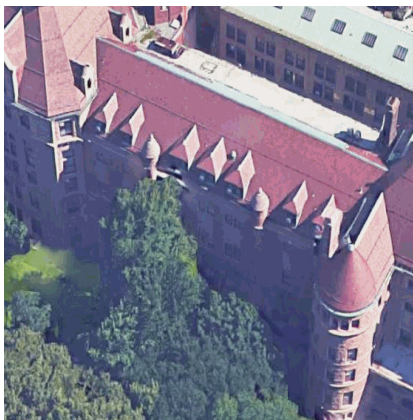
Print Date : 23-Oct-2015

DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 4
Address : W. 77TH ST. & CPW
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.004 / 2329 **Yr Built/Renovated** : 1895 / 2007
Area Sq Ft : 73,219 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 26-Mar-2015 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 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



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 Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2329

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	35%	Now	\$106,800	LIFE	* *	5	\$21,800	
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Water Penetration, Extent : Moderate, 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 : Moderate, 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 Affected : 50%								
Location : North Facade								
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : North Facade								
Split/Cracked, Extent : Severe, Area Affected : 50%								
Location : North Facade								
Wood	50%			2042	* *	5	\$117,600	
Roof								
Built-Up (BUR)	10%	Now	\$34,400	2036	* *			
Vegetation Growth, Extent : Severe, Area Affected : 5%								
Location : North Lower Roof								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : 5th Floor								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : North Side Roof								
Explanation : Past Useful Life								
Copper/Terne	15%	Now	\$19,200	2041	* *			
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : North Side								
Seams Open/Split, Extent : Moderate, Area Affected : 10%								
Location : North Side								
Slate	75%	Now	\$1,190,700	LIFE	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Throughout, Especially Near Dormers								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Already 59 Years Beyond Material Lifespan								

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Estimates are rounded to the nearest hundred dollars.

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

Asset # : 2329

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
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	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Various									
Explanation : Historic Decorative Minton Tiles									
	Slate	10%			LIFE	* *	5	\$23,300	
	Terrazzo	35%			LIFE	* *	5	\$59,900	
	Vinyl Tile	15%	Now	\$14,900	2026	\$149,400	3	\$6,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Corridors									
Other Observation, Extent : Severe, Area Affected : 80%									
Location : Various									
Explanation : 9x9 Tile									
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 Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2036	* *	1		
Conversion Equipment									
	Pres. Reducing Valve/LP Steam	100%			2022	\$48,600	5	\$4,300	
Distribution									
	Steam Piping/Pump	25%	0-2	\$136,600	2056	* *	4	\$900	
		Leak Evident, Extent : Moderate, Area Affected : 25%							
		Location : Throughout, Deteriorating Steam Supply And Condensate Return Piping							
	Steam Piping/Pump	75%			2026	\$409,900	4	\$4,100	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							

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

Asset # : 2329

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	5%	0-2	\$37,000	2046	* *	1	\$1,100	
		Malfunctioning, Extent : Moderate, Area Affected : 40%							
		Location : Throughout, Defective Steam Traps And Danfoss Valves							
	Convactor/Radiator	30%			2024	\$221,800	1	\$7,100	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	No Component	65%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Fan Room							
		Explanation : Covered Under AC System							
Air Conditioning									
	Energy Source								
	District C.W.	80%			2046	* *	1		
	Electricity	20%			2042	* *	1		
	Conversion Equipment								
	Window/Wall Unit	20%			2021	\$32,200	1		
	No Component	80%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Section 17							
		Explanation : Chilled Water Is Fed From Section 17							
	Distribution								
	Chilled Wtr Pipe/Pump	80%			2046	* *	4	\$4,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Piping Only, Chilled Water Is Fed From Section 17							
	No Component	20%							
	Terminal Devices								
	Air Handler/Cool/Ht	80%			2026	\$53,200	1	\$36,200	
	No Component	20%							
	Heat Rejection								
	No Component	80%							
	No Component	20%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Roof							
		Explanation : Abandoned Air Condenser Unit Needs To Be Removed							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$64,600	
	Exhaust Fans								
	Interior	100%			2026	\$86,500	2	\$2,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Fan Room							
		Explanation : Most Of Ventilation Occurs Through Air Handlers							
Plumbing									

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

Asset # : 2329

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2024	\$233,800	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Water Heater								
	Electric	10%			2024	\$1,200	4		
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Near Lab							
		Explanation : For Lab Only The Remainder Of The Building Gets Its Domestic Hot Water From Section 17							
	No Component	90%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Section 17							
		Explanation : Domestic Hot Water Is Fed From Section 17							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Storm Drain Piping								
	Cast Iron	10%			LIFE	* *	1		
		Recent Repair Evident, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Cast Iron	90%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, 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 Lower Level							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2036	* *	1-5	\$36,900	
	Sprinkler								
	No Component	95%							
	Generic	5%			2036	* *	1-2	\$1,000	

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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
Program / Asset # : DCA0002.005 / 2309 **Yr Built/Renovated** : 1896 / 2007
Area Sq Ft : 65,035 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 24-Mar-2015 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,5M
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL		FY 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

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$3,400			
Interior Architecture	\$135,300		\$13,100	\$9,700
Mechanical	\$46,300	\$9,900	\$10,900	\$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



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

Asset # : 2309

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Copper/Terne	5%			2046	* *	10	\$9,300		
Masonry: Granite	20%	Now	\$203,700	LIFE	* *	5	\$11,800		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : East Facade									
Masonry: Granite	75%			LIFE	* *	5	\$88,900		
Recent Repair Evident, Extent : Light, Area Affected : 100%									
Location : South Facade And Corner									
Windows									
Wood	40%	Now	\$255,200	2051	* *	5	\$42,500		
Air Infiltration, Extent : Severe, Area Affected : 100%									
Location : East Facade									
Deteriorated Finish, Extent : Severe, Area Affected : 100%									
Location : East Facade									
Dry Rot/Decay, Extent : Moderate, Area Affected : 50%									
Location : East Facade									
Split/Cracked, Extent : Moderate, Area Affected : 40%									
Location : East Facade									
Wood	60%			2042	* *	5	\$127,600		
Roof									
Copper/Terne	8%	Now	\$3,400	2041	* *				
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Underneath Cap At Crown Of Tower									
Slate	82%	Now	\$864,000	LIFE	* *				
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : Throughout									
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : Throughout									
Loose/Miss Fasteners, Extent : Severe, Area Affected : 30%									
Location : Throughout									
Loose Units, Extent : Severe, Area Affected : 5%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Various									
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Explanation : Roof Is Original. Currently 50 Years Past Its Rated Life.									
Sloped Glazing	10%	Now	\$116,500	LIFE	* *	5	\$62,100	1	
Glazing Clouded, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Water Penetration, Extent : Severe, Area Affected : 35%									
Location : Framing Joints									

Interior

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

Asset # : 2309

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	15%	Now	\$39,800	2022	\$199,200	3	\$21,900	
		Wrinkling, Extent : Moderate, Area Affected : 30%							
		Location : Third Floor 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	
		Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Second 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 Affected : 15%							
		Location : Various							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Primitive Mammals Exhibit Hall And 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/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : Basement							
	Gypsum Board	18%			LIFE	**	5-10	\$60,200	
	Plaster	40%	Now	\$27,300	LIFE	**	5	\$24,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : 5th Floor Offices							
	Plaster	2%			LIFE	**	5-10	\$3,300	

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

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Estimates are rounded to the nearest hundred dollars.*

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

Asset # : 2309

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Steam Piping/Pump	50%	0-2	\$242,700	2056	* *	4	\$1,600	
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Basement							
		Explanation : Deteriorating Steam And Condensate Return Piping							
	Steam Piping/Pump	50%			2026	\$242,700	4	\$2,400	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Terminal Devices									
	Convactor/Radiator	35%			2024	\$229,800	1	\$7,400	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Convactor/Radiator	10%	0-2	\$65,700	2046	* *	1	\$1,900	
		Malfunctioning, Extent : Moderate, Area Affected : 60%							
		Location : Throughout, Defective Steam Traps And Danfoss Valves							
	No Component	55%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Section 3 And Section 9							
		Explanation : The 2nd And 4th Floors Are Heated And Cooled By Equipment In Section 3 And Section 9 Respectively							
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									
	Chilled Wtr Pipe/Pump	90%			2046	* *	4	\$4,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Section 17							
		Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17							
	No Component	10%							
Terminal Devices									
	Air Handler/Cool/Ht	90%			2026	\$26,600	1	\$36,200	
	No Component	10%							
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 Affected : 100%							
		Location : Throughout							
		Explanation : Most Ventilation Occurs Through The Air Handlers							

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

Asset # : 2309

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	20%	0-2	\$41,500	2046	* *	1		
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : At Points Of Use, Heavy Internal Pipe Corrosion Reported, The Internal Pipe Corrosion Is Creating Water Flow Restriction Issues							
	Galv Iron/Steel	80%			2024	\$166,100	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Storm Drain Piping								
	Cast Iron	20%	0-2	\$19,400	LIFE	* *	1		
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour							
	Cast Iron	80%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Fixtures								
	Generic	100%							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Abandoned Domestic Water Roof Tank Needs To Be Removed							
Fire Suppression									
	Standpipe								
	Generic	100%			2036	* *	1-5	\$32,800	
	Sprinkler								
	No Component	90%							
	Generic	10%			2036	* *	1-2	\$1,800	

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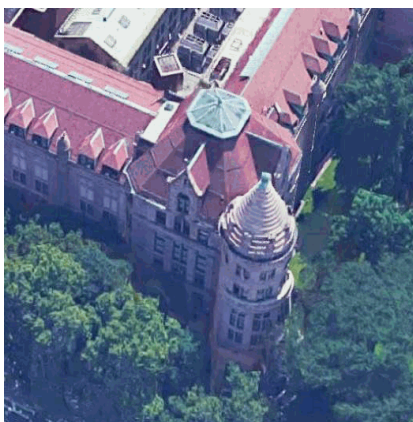
Print Date : 23-Oct-2015

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
Program / Asset # : DCA0002.006 / 2310 **Yr Built/Renovated** : 1897 / 1990
Area Sq Ft : 80,047 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 26-Mar-2015 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL		FY 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



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

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

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

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

Asset # : 2310

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	5%			2046	* *	10	\$8,100	
Masonry: Brick	5%	0-2	\$11,200	LIFE	* *	5	\$3,500	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Above Lintels								
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Above Lintels								
Masonry: Granite	20%	Now	\$178,600	LIFE	* *	5	\$10,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Northern Portion Of West Facade								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Northern Portion Of West Facade								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Northern Portion Of West Facade								
Masonry: Granite	70%			LIFE	* *	5	\$72,700	
Recent Repair Evident, Extent : Light, Area Affected : 100%								
Location : South And Partial West Facades								
Windows								
Wood	25%	Now	\$213,700	2051	* *	5	\$26,600	
Air Infiltration, Extent : Severe, Area Affected : 50%								
Location : West Facade								
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : West Facade								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : West Facade								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : West Facade								
Wood	75%			2042	* *	5	\$159,400	
Recent Repair Evident, Extent : Light, Area Affected : 100%								
Location : South And Partial West Facades								
Parapets								
Masonry: Brick	2%			LIFE	* *	5-10	\$100	
Masonry: Granite	97%			LIFE	* *	5-10	\$11,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Cornice, Turrets And Decorations								
Explanation : Rose Granite								
Metal Rail	1%			2031	* *	5-10	\$200	

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

Asset # : 2310

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Roof								
	Copper/Terne	8%			2041	* *	10	\$9,900	
	Roll Roofing	2%			2025	\$4,300	5	\$1,600	
		Recent Repair Evident, Extent : Light, Area Affected : 5%							
		Location : At Drain							
	Slate	80%	Now	\$891,700	LIFE	* *			
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Slate In Place For 139 Years - 59 Years Beyond Material Lifespan.							
	Sloped Glazing	10%			LIFE	* *	5	\$131,400	
		Glazing Clouded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Interior									
	Floors								
	Carpet	23%	Now	\$75,200	2022	\$376,000	3	\$41,300	
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Meteorite Exhibit Area							
		Wrinkling, Extent : Light, Area Affected : 10%							
		Location : Fourth And Fifth Floor Offices							
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : Meteorite Exhibit							
		Explanation : Rips / Tears							
	Cast in Place Concrete	2%			LIFE	* *	5	\$10,500	
	Ceramic Tile	5%			2029	* *	5	\$6,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Foyer							
		Explanation : Minton Tile							
	Ceramic Tile	5%			2029	* *	5	\$6,000	
	Mosaic Tile	10%			2031	* *	5	\$30,000	
	Slate	5%			LIFE	* *	5	\$12,700	
	Traffic Topping	10%			2031	* *	5	\$15,000	
	Vinyl Tile 9" X 9"	40%	Now	\$28,200	2026	\$564,300	3	\$18,000	
		Worn/Eroded, Extent : Severe, Area Affected : 20%							
		Location : Collections Areas							

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Estimates are rounded to the nearest hundred dollars.

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

Asset # : 2310

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

Interior

Interior Walls

Gypsum Board	40%			LIFE	**	5-10	\$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
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Ceilings

AcousTile,Adhered	5%			2039	**	5	\$4,000
AcousTileSusp.Lay-In	25%	Now	\$8,600	2039	**	5	\$10,000

Staining/Discoloring, Extent : Moderate, Area Affected : 5%

Location : Various

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

Location : Various

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 Penetration, Extent : Moderate, Area Affected : 5%

Location : Collections Areas (Various Floors), Anthropology, Paint Shop

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

Heating

Energy Source

Utility Steam	100%			2036	**	1	
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Conversion Equipment

Pres. Reducing Valve/LP Steam	100%			2029	**	5	\$4,800
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Other Observation, Extent : Light, Area Affected : 100%

Location : Sixth Floor Mechanical Room

Explanation : P R V Station Observed

Distribution

Steam Piping/Pump	50%	0-2	\$298,700	2056	**	4	\$2,000
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Other Observation, Extent : Moderate, Area Affected : 50%

Location : Throughout

Explanation : Deteriorating Steam And Condensate Return Piping

Steam Piping/Pump	50%			2026	\$298,700	4	\$3,000
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout

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

Asset # : 2310

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	30%			2026	\$138,400	1	\$14,900	
Convactor/Radiator	60%			2024	\$485,000	1	\$15,500	
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Convactor/Radiator	10%	0-2	\$80,800	2046	**	1	\$2,300	
	Malfunctioning, Extent : Moderate, Area Affected : 20%							
	Location : Throughout, Defective Steam Traps							
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								
Chilled Wtr Pipe/Pump	30%			2046	**	4	\$1,800	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Section 17							
	Explanation : Piping Only, Chilled Water Is Pumped To This Biulding From The Centralar Chiller Plant In Section 17							
No Component	70%							
Terminal Devices								
Direct Expansion	50%			2026	\$86,300	1		
Air Handler/Cool/Ht	30%			2026	\$70,900	1	\$14,900	
No Component	20%							
Heat Rejection								
Air Condenser Unit	50%			2026	\$55,600	2	\$27,900	
No Component	50%							
Dehumidifier								
No Component	70%							
Generic	30%			2024				
	Other Observation, Extent : Light, Area Affected : 30%							
	Location : Various Fan Rooms							
	Explanation : The Air Handling Units Have The Capability To Perform A Dehumidification Cycle							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$70,700	
Exhaust Fans								
Interior	80%			2026	\$75,700	2	\$2,000	
Roof	20%			2021	\$13,600	2	\$500	
Plumbing								

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

Asset # : 2310

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2024	\$255,600	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	HW Heat Exchanger								
	Low Temp	100%			2036	* *	4	\$7,900	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Storm Drain Piping								
	Cast Iron	80%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Cast Iron	20%	0-2	\$23,900	LIFE	* *	1		
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour							
Fixtures									
	Generic	100%							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Abandoned Domestic Water Roof Tank Needs To Be Removed							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-5, Anthropology							
		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	

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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
Program / Asset # : DCA0002.007 / 2311 **Yr Built/Renovated** : 1900 / 2002
Area Sq Ft : 40,955 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 26-Mar-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 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

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
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 B	\$95,900	\$11,900	\$26,600	\$9,900
Importance Code C	\$32,200			
Total	\$198,900	\$11,900	\$27,800	\$9,900



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

Asset # : 2311

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$171,300	LIFE	* *	5	\$17,700	
	Efflorescence, Extent : Moderate, Area Affected : 25%							
	Location : West Facade							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : North Facade And Ground Level Tunnel South Side							
	Misaligned/Bulging, Extent : Severe, Area Affected : 10%							
	Location : North Facade							
	Water Penetration, Extent : Severe, Area Affected : 20%							
	Location : West Wing Of 7a							
Masonry: Granite	15%	Now	\$21,400	LIFE	* *	5	\$2,500	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : West Facade							
Stucco Cement	5%	Now	\$1,700	2031	* *	5	\$1,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : West Facade							
Windows								
Wood	100%	Now	\$32,300	2051	* *	5	\$5,400	
	Air Infiltration, Extent : Moderate, Area Affected : 50%							
	Location : West Facade							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : West Facade							
	Split/Cracked, Extent : Moderate, Area Affected : 50%							
	Location : West Facade							
Parapets								
Masonry: Brick	93%	Now	\$14,300	LIFE	* *	5	\$2,300	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Pre-Cast Concrete	7%			LIFE	* *	5	\$2,200	
Roof								
Built-Up (BUR)	15%	Now	\$37,900	2036	* *			
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : West Wing Of 7a							
	Worn/Eroded, Extent : Severe, Area Affected : 100%							
	Location : West Wing Of 7a							
Copper/Terne	75%	4+	\$55,500	2041	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
	Location : At Crown And Perimeter Gutter							
	Ponding, Extent : Moderate, Area Affected : 15%							
	Location : Adjacent To Section I							
Single Ply Membrane	5%			2026	\$9,300	10	\$2,600	
Skylight, Metal/Glass	5%			2046	* *	10	\$8,600	

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

Asset # : 2311

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	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 Evident, Extent : Light, Area Affected : 10%								
	Location : West 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 Evident, Extent : Light, Area Affected : 10%								
	Location : West Wing Of 7a								
	Plaster	30%			LIFE	* *	5-10	\$31,600	
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source									
	Utility Steam	100%			2036	* *	1		
Conversion Equipment									
	Pres. Reducing Valve/LP Steam	100%			2029	* *	5	\$2,400	
Distribution									
	Steam Piping/Pump	50%	0-2	\$152,800	2056	* *	4	\$1,000	
	Other Observation, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Explanation : Deteriorating Steam And Condensate Return Piping Corroded								
	Steam Piping/Pump	50%			2026	\$152,800	4	\$1,500	
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Terminal Devices									
	Air Handler	100%			2026	\$236,100	1	\$25,300	
Air Conditioning									
Energy Source									
	District C.W.	100%			2046	* *	1		

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

Asset # : 2311

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution	Chilled Wtr Pipe/Pump	100%			2046	* *	4	\$3,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Section 17							
		Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2026	\$186,000	1	\$25,300	
Ventilation									
Distribution	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$36,200	
Exhaust Fans	Interior	90%			2026	\$43,600	2	\$1,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Most Of Ventilation Occurs Through Air Handlers							
	Roof	10%			2026	\$3,500	2	\$100	
Plumbing									
H/C Water Piping	Galv Iron/Steel	20%	0-2	\$26,200	2046	* *	1		
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : At Or Near Points Of Use, Heavy Internally Corroded Piping Reported. The Internal Corrosion Is Creating Water Flow Restriction Issues							
	Galv Iron/Steel	80%			2024	\$104,600	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
HW Heat Exchanger									
	Low Temp	100%			2026	\$13,600	4	\$6,100	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
Storm Drain Piping									
	Cast Iron	80%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Cast Iron	20%	0-2	\$12,200	LIFE	* *	1		
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour							
Sump Pump(s)									
	Submersible	100%			2017	\$7,200	4	\$2,500	
Fixtures									
	Generic	100%							
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Toilet Rooms							
Fire Suppression									

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

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

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

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

Asset # : 2311

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
	Standpipe								
	Generic	100%			2036	* *	1-5	\$20,700	
	Sprinkler								
	Generic	100%			2052	* *	1-2	\$11,500	

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

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

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

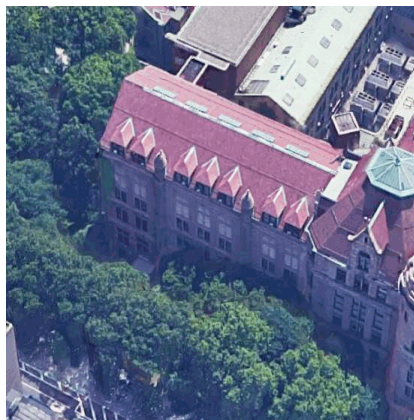
Print Date : 23-Oct-2015

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
Program / Asset # : DCA0002.008 / 2312 **Yr Built/Renovated** : 1908 / 1991
Area Sq Ft : 89,563 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 26-Mar-2015 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 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

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



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

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

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

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

Asset # : 2312

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	5%			2046	* *	10	\$9,100	
Masonry: Brick	20%	Now	\$150,000	LIFE	* *	5	\$15,500	
Corrosion/Rusting, Extent : Severe, Area Affected : 10%								
Location : Lintels On North Facade								
Diagonal Cracks, Extent : Severe, Area Affected : 5%								
Location : Around Windows On North Facade								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : North Facade								
Spalling, Extent : Light, Area Affected : 5%								
Location : North Facade								
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 : Throughout								

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

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

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

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

Asset # : 2312

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	5%			2031	**	10	\$2,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Roof Of 8a							
	Slate	75%	Now	\$686,100	LIFE	**			1
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		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 : Throughout							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Roof Over 100 Years Old - Long Past Material Rated Life Span.							
	Sloped Glazing	20%	Now	\$505,800	LIFE	**	5	\$107,800	
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Various							
Interior									
Floors									
	Carpet	40%	Now	\$146,300	2022	\$731,700	3	\$80,400	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%							
		Location : Margaret Mead Hall, Meteorite Exhibit Hall							
		Worn/Eroded, Extent : Severe, Area Affected : 80%							
		Location : Margaret Mead Hall, Meteorite Hall, Offices							
		Wrinkling, Extent : Moderate, Area Affected : 40%							
		Location : Margaret Mead Hall, Offices							
	Cast in Place Concrete	14%			LIFE	**	5	\$82,100	
	Ceramic Tile	6%			2035	**	5	\$8,000	
	Mosaic Tile	10%			2031	**	5	\$33,500	
	Slate	5%			LIFE	**	5	\$14,200	
	Terrazzo	15%			LIFE	**	5	\$31,400	
	Vinyl Tile	10%			2026	\$121,800	3	\$6,700	
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Offices							

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

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

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

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

Asset # : 2312

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Gypsum Board	50%	Now	\$13,700	LIFE	* *	5	\$37,000	
Diagonal Cracks, Extent : Severe, Area Affected : 5%								
Location : Sixth Floor Offices								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Under Skylights								
Masonry: Brick	10%	Now	\$25,700	LIFE	* *			
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Basement Shops								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Basement Shops								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement Shops								
Plaster	40%	Now	\$42,300	LIFE	* *	5	\$14,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Around Door To Roof								
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout Offices And Collection Storage Areas, At Roof Door And Skylights, Basement								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Throughout Offices And Collection Storage Areas, Especially Severe At Roof Door								
Ceilings								
AcousTile,Adhered	22%			2039	* *	5	\$29,500	
AcousTileSusp.Lay-In	13%	Now	\$15,100	2039	* *	5	\$8,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : 4th Floor								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor								
Gypsum Board	15%			LIFE	* *	5-10	\$69,100	
Plaster	50%	Now	\$94,000	LIFE	* *	5	\$41,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Offices, Collection Storage Areas, Skylights And Roof Door, Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout Offices, Collection Storage Areas, Skylights And Roof Door								

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

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

Asset # : 2312

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2039	* *	5	\$5,300	
		Other Observation, Extent : Light, Area Affected : 100% Location : Carpenter Shop Explanation : P R V Station Observed In Carpenter Shop						
Distribution								
Steam Piping/Pump	50%	0-2	\$334,200	2056	* *	4	\$2,200	
		Other Observation, Extent : Moderate, Area Affected : 50% Location : Throughout Explanation : Deteriorating Steam And Condensate Return Piping						
Steam Piping/Pump	50%			2026	\$334,200	4	\$3,300	
		On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout						
Terminal Devices								
Convector/Radiator	30%	Now	\$13,600	2024	\$271,300	1	\$7,800	
		On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout						
Convector/Radiator	10%	0-2	\$90,400	2046	* *	1	\$2,600	
		Malfunctioning, Extent : Moderate, Area Affected : 20% Location : Throughout, Defective Steam Traps And Condensate Flash Tank						
No Component	60%							
		Other Observation, Extent : Light, Area Affected : 0% Location : Fan Room Explanation : Covered Under AC System						
Air Conditioning								
Energy Source								
District C.W.	70%			2046	* *	1		
Electricity	30%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	30%	0-2	\$11,800	2019	\$59,000	1		
		Malfunctioning, Extent : Moderate, Area Affected : 20% Location : Various Offices, Multiple Mechanical And / Or Electrical Defects						
No Component	70%							
		Other Observation, Extent : Light, Area Affected : 0% Location : Section 17 Explanation : Chilled Water Is Supplied To This Building From The Central Chiller Plant In Section 17						
Distribution								
Chilled Wtr Pipe/Pump	70%			2046	* *	4	\$4,600	
		Other Observation, Extent : Moderate, Area Affected : 5% Location : Section 17 Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17						
No Component	30%							

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

Asset # : 2312

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	5%	0-2	\$6,100	2036	* *	1	\$2,500	
	Malfunctioning, Extent : Moderate, Area Affected : 50%							
	Location : Fan Room, 2 Of 4 Defective Humidifer							
Air Handler/Cool/Ht	65%			2026	\$79,300	1	\$36,000	
No Component	30%							
Dehumidifier								
Generic	100%			2024				
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Fan Rooms							
	Explanation : The Air Handling Units Have The Capability To Perform A Dehumidification Cycle							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$79,100	
Exhaust Fans								
Interior	100%			2026	\$105,800	2	\$2,700	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Most Of Ventilation Occurs Through Air Handlers							
	Explanation : Fan Room							
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2024	\$285,900	1		
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	20%	0-2	\$26,700	LIFE	* *	1		
	Corroded, Extent : Moderate, Area Affected : 20%							
	Location : Throughout, Heavy Internal Pipe Corrosion Reported, The Internal Pipe Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour							
Cast Iron	80%			LIFE	* *	1		
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2036	* *	1-5	\$45,200	
Sprinkler								
No Component	85%							
Generic	15%			2036	* *	1-2	\$3,800	

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*** 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
Program / Asset # : DCA0002.009 / 2313 **Yr Built/Renovated** : 1922 / 2011
Area Sq Ft : 79,679 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 24-Mar-2015 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 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



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

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

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

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

Asset # : 2313

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	10%	Now	\$22,800	2046	* *			
	Water Penetration, Extent : Severe, Area Affected : 5%							
	Location : Dormers, North Facade							
Masonry: Brick	40%	Now	\$109,600	LIFE	* *	5	\$44,700	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : South Facade At Roof Level							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : West Facade							
	Staining/Discoloring, Extent : Severe, Area Affected : 100%							
	Location : West Facade							
Masonry: Granite	50%	Now	\$360,300	LIFE	* *	5	\$41,900	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : West Facade, East Facade							
	Staining/Discoloring, Extent : Severe, Area Affected : 5%							
	Location : West Facade							
Windows								
Steel	80%	Now	\$1,574,200	2051	* *	5	\$154,500	1
	Condensation Present, Extent : Moderate, Area Affected : 10%							
	Location : Various							
	Corrosion/Rusting, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Deteriorated Finish, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Thermally Inefficient, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Explanation : Long Past Rated Life							
Wood	20%	Now	\$185,500	2051	* *	5	\$30,900	1
	Air Infiltration, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Deteriorated Finish, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Split/Cracked, Extent : Severe, Area Affected : 50%							
	Location : Throughout							
Parapets								
Masonry: Granite	10%			LIFE	* *	5-10		
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : East Facade							
No Component	90%							

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

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

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

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

Asset # : 2313

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Copper/Terne	5%	Now	\$13,500	2041	* *			1
			<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Dormers</i>					
			<i>Other Observation, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : West Side Of Roof</i>					
			<i>Explanation : Some Areas Covered With Roll Roofing.</i>					
Roll Roofing	5%			2025	\$16,400	5	\$6,200	
Slate	90%	Now	\$1,509,900	LIFE	* *			
			<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
			<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Loose Units, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Roof Is 130 Years Old. Long Past Rated Life.</i>					
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$52,200	
Mosaic Tile	10%			2031	* *	5	\$29,800	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Various</i>					
			<i>Explanation : Historic Minton Tile - Super Premium</i>					
Mosaic Tile	15%	Now	\$1,144,100	2046	* *	5	\$22,400	
			<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Second Floor Exhibit Area</i>					
			<i>Patching Evident, Extent : Moderate, Area Affected : 35%</i>					
			<i>Location : Second Floor Exhibit Area</i>					
			<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Throughout 2nd Fl Exhibit Hall</i>					
Terrazzo	25%			LIFE	* *	5	\$46,600	
Vinyl Tile	30%	0-2	\$32,500	2026	\$325,200	3	\$13,400	
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement Corridors</i>					
			<i>Other Observation, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Fifth Floor</i>					
			<i>Explanation : 9x9 Tile</i>					
Wood	10%			2041	* *	5	\$22,400	

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

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

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

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

Asset # : 2313

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$52,400	LIFE	* *			
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : Fan Room In Sub-Basement								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Sub-Basement Fan Room Area								
Concrete Masonry Unit	7%			LIFE	* *	5	\$8,700	
Glass: Single Pane	3%			LIFE	* *	5	\$7,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Hall Of Biodiversity								
Gypsum Board	15%			LIFE	* *	5-10	\$39,500	
Metal Panel	3%			LIFE	* *	10	\$2,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Third Floor Exhibition Area								
Explanation : Sliding Panels Covering Windows								
Plaster	49%	Now	\$65,100	LIFE	* *	5	\$22,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Numerous Offices								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Numerous Offices								
Plaster	5%	Now	\$2,200	LIFE	* *	5	\$2,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exhibit Areas								
Explanation : Columns And Decorations								
Plywood/Hardboard	10%			LIFE	* *	10	\$1,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Third Floor Exhibition Area								
Explanation : Applied Aggregate Finish								
Wood	3%			LIFE	* *	5	\$37,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Second Floor Exhibit Area								
Explanation : Column Decorations And Paneling								

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Estimates are rounded to the nearest hundred dollars.*

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

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

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

Asset # : 2313

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

Interior

Ceilings

AcousTile,Adhered	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 Penetration, Extent : Severe, Area Affected : 5%

Location : Sub-Basement 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/Delam Surface, Extent : Severe, Area Affected : 10%

Location : 6th Fl Offices - Especially North Most Dormer

Water Penetration, Extent : Severe, Area Affected : 10%

Location : Various 6th Fl Offices

Plaster	5%			LIFE	* *	5-10	\$10,200	
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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Utility Steam	100%			2036	* *	1		
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Conversion Equipment

Pres. Reducing Valve/LP Steam	100%			2022	\$52,800	5	\$4,700	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Sub Basement

Explanation : Main District Steam Supply Valve For Entire Museum

Distribution

Steam Piping/Pump	50%	Now	\$297,400	2056	* *	4	\$2,000	
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Other Observation, Extent : Moderate, Area Affected : 50%

Location : Throughout

Explanation : Deteriorating Steam And Condensate Return Piping

Steam Piping/Pump	50%			2026	\$297,400	4	\$2,900	
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 9

Asset # : 2313

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convactor/Radiator	5%	0-2	\$40,200	2046	* *	1	\$1,200	
	Malfunctioning, Extent : Severe, Area Affected : 50%							
	Location : Throughout, Defective Steam Traps							
Convactor/Radiator	20%			2024	\$160,900	1	\$5,200	
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout 5th And 6th Floor							
No Component	75%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Fan Room							
	Explanation : Covered Under AC							
Air Conditioning								
Energy Source								
District C.W.	80%			2046	* *	1		
Electricity	20%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	20%			2019	\$35,000	1		
No Component	80%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Section 17							
	Explanation : Chilled Water Is Supplied To This Building From The Central Chiller Plant In Section 17							
Distribution								
Chilled Wtr Pipe/Pump	80%			2046	* *	4	\$4,700	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Section 17							
	Explanation : Piping Only, Chilled Water Is Pumped From The Central Chiller 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, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Most Of Ventilation Occurs Through Air Handlers							
Plumbing								

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

Asset # : 2313

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
H/C Water Piping	Galv Iron/Steel	20%	0-2	\$50,900	2046	* *	1		
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : At And Near Points Of Use, Heavy Internally Corroded Piping Reported. The Internal Corrosion Is Creating Water Flow Restriction Issues							
	Galv Iron/Steel	80%			2024	\$203,500	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Sanitary Piping									
Cast Iron		100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Storm Drain Piping									
Cast Iron		25%	Now	\$29,700	LIFE	* *	1		
		Corroded, Extent : Severe, Area Affected : 25%							
		Location : Subbasement And Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour							
	Cast Iron	75%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Sump Pump(s)									
Submersible		100%			2020	\$7,200	4	\$2,500	
Backflow Preventer									
Generic		100%	0-2	\$8,300	2036	* *	1	\$4,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Lower Level							
		Explanation : Leaky Unit							
Fixtures									
Generic		100%							
Vertical Transport									
Elevators									
Geared Traction		100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-7, Biodiversity							
		Explanation : 1 Unit, #9							
Fire Suppression									
Standpipe									
Generic		100%			2036	* *	1-5	\$40,200	
Sprinkler									
No Component		90%							
Generic		10%			2036	* *	1-2	\$2,200	

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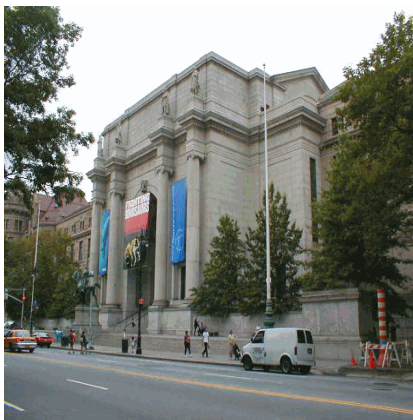
Print Date : 23-Oct-2015

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



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 Estimates are rounded to the nearest hundred dollars.

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2046	* *	5	\$2,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room1 (north Side / Columbus Ave And 81 Street) Building 17							
	Explanation : 5 - Main Service Disconnect Switches Rated @ 4000 Amperes Each.							
Fused Disc Sw	50%			2026	\$66,600	5	\$2,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room 2 (Southside/ West 77 Street) Building 3							
	Explanation : 3- Main Service Disconnect Switches Rated @ 4000 Amperes Each.							
Transformers								
Dry Type	70%			2031	* *	5	\$3,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room 2 (south Side, Building 3)							
	Explanation : 1-500kva, 1-300kva, 2-150kva, 2-225kva , 480/277 Volts							
Dry Type	30%			2039	* *	5	\$1,300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room 1 (northside / Building 17)							
	Explanation : 1-500kva, 1-300kva, 1-75kva, 480/208/120 Volts							
Switchgear / Switchboard								
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	2051	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout Older Building Sections							
Rubber	30%	2-4	\$217,300	2051	* *	1		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout Older Building Sections							
	Explanation : On Extended Life							
Thermoplastic	50%			2046	* *	1		

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	20%			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	* *			
Ground								
Grounding Devices								
Not Accessible	50%							
Generic	50%			LIFE	* *	5	\$16,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Side Sprinkler Room</i>								
<i>Explanation : Connected To Metal Water Pipe</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	\$353,200	
Generators								
Diesel	50%			2039	* *	1	\$222,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside / Yard</i>								
<i>Explanation : Emergency Generator Rated @ 1500kw</i>								
Diesel	50%			2029	* *	1	\$222,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room / Building 17</i>								
<i>Explanation : Emergency Generator Rated @ 1000kw</i>								
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$42,500	
Fuel Storage								
Day Tank	25%			2048	* *	5	\$50,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Yard / Outside</i>								
<i>Explanation : 100 Gallons Rated Capacity</i>								
Day Tank	25%			2034	* *	5	\$50,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room/ Building 17</i>								
<i>Explanation : 500 Gallons Capacity</i>								
Main Tank	25%			2061	* *	5	\$8,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground / Yard</i>								
<i>Explanation : 4000 Gallons Capacity</i>								
Main Tank	25%			2041	* *	5	\$8,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage / West</i>								
<i>Explanation : 1000 Gallons Capacity</i>								
Lighting								

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

Asset # : 4164

Electrical		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	55%			2031	* *	10	\$548,400	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	20%			2026	\$2,817,900	10	\$199,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Older Building Sections</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2031	* *	10	\$99,700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Building 1,3,4,9,13, 4th Floors</i>								
Fluorescent	1%			2031	* *	10	\$10,000	
<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Building 2a</i>								
HID	1%			2026		10	\$400	
Incandescent	11%			2026	\$1,549,800	2	\$2,700	
LED	2%			2034	* *			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Building 1a</i>								
<i>Explanation : Led Lights Fixtures</i>								
Egress Lighting								
Emergency, Service	50%			2031	* *	1		
Exit, LED	50%			2054	* *	1		
Exterior Lighting								
HID	50%			2026	\$2,317,400	10	\$1,800	
LED	50%			2034	* *			
Alarm								
Security System								
No Component	20%							
Generic	80%			2034	* *	1	\$343,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : Cctv Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2034	* *			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Alarm Bells, Horns</i>								

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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
Program / Asset # : DCA0031.000 / 3003 **Yr Built/Renovated** : 1923 / 1998
Area Sq Ft : 5,702 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 11-Apr-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3338 **Lot** : 54 **BIN** : 2018096

CAPITAL	FY 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



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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
Exterior								
Exterior Walls								
Cement-Fiber Panel	5%	4+	\$1,200	2025	\$6,100			
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
	Location : South Facade							
Masonry: Brick	85%	Now	\$89,100	LIFE	* *	5	\$15,100	
	Diagonal Cracks, Extent : Severe, Area Affected : 15%							
	Location : Chimney							
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%							
	Location : North Facade, South Facade, West Facade							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
	Location : South Facade, West Facade							
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%							
	Location : Lintels, West Facade							
	Spalling, Extent : Moderate, Area Affected : 15%							
	Location : South Facade, West Facade							
Masonry: Fieldstone	10%			LIFE	* *	5	\$1,300	
Windows								
Aluminum	100%	Now	\$18,300	2041	* *	5	\$1,100	
	Broken/Missing Elements, Extent : Light, Area Affected : 30%							
	Location : Throughout							
Parapets								
Not Accessible	100%							
Roof								
Not Accessible	100%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location :							
	Explanation : Access Door Inoperable							
Interior								
Floors								
Carpet	40%			2024	\$42,600	3	\$5,100	
Cast in Place Concrete	10%			LIFE	* *	5	\$1,900	
Ceramic Tile	5%			2034	* *	5	\$400	
Vinyl Tile	10%	Now	\$700	2025	\$7,100	3	\$300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Second Floor File Room							
Wood	35%	4+	\$9,600	2040	* *	5	\$2,800	
	Deteriorated Finish, Extent : Light, Area Affected : 20%							
	Location : Throughout							

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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
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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

Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

Water Penetration, Extent : Light, Area Affected : 10%

Location : Throughout

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2035	**	5	\$200
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 1 Electrical Service Rated @ 1500 Amps

Raceway

Conduit	50%			2035	**	1	
Conduit	50%			2025		1	\$15,300

Panelboards

Molded Case Bkrs	100%			2033	**	5	\$200
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Wiring

Thermoplastic	100%			2035	**	1	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$100
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : Water Main

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 COUNTY HISTORICAL SOCIETY ADMINISTRATION & LIBRARY BLDG.

Asset # : 3003

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	48%			2025	\$88,400	10	\$2,500	
		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 Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2045	* *	1		
Conversion Equipment									
	Steam Boiler	100%			2038	* *	1	\$5,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit							
Distribution									
	Steam Piping/Pump	100%			2035	* *	4	\$300	
Terminal Devices									
	Convactor/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		

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

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

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

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

Print Date : 23-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
Program / Asset # : DCA0031.010 / 4526 **Yr Built/Renovated** : 1923 / 2006
Area Sq Ft : 5,702 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 11-Apr-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3338 **Lot** : 52 **BIN** : 2018094

CAPITAL	FY 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



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

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

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

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

Asset # : 4526

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cement-Fiber Panel	5%	Now	\$3,100	2030		* *		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : South Facade								
Loose/Delam Surface, Extent : Moderate, Area Affected : 20%								
Location : South Facade								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : South Facade								
Concrete Masonry Unit	15%	Now	\$10,700	LIFE		* *	5	\$1,700
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	70%	Now	\$36,700	LIFE		* *	5	\$12,400
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Various Areas								
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%								
Location : Various Areas								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : West, North Facades								
Recent Repair Evident, Extent : Light, Area Affected : 5%								
Location : West Facade								
Masonry: Fieldstone	10%			LIFE		* *	5	\$1,300
Windows								
Aluminum	100%	Now	\$4,600	2041		* *	5	\$1,100
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Second Floor East								
Parapets								
Cast Stone/Terra Cotta	3%			LIFE		* *	5	\$400
Concrete Masonry Unit	15%			LIFE		* *	5	\$300
Masonry: Brick	80%			LIFE		* *	5	\$1,400
Masonry: Limestone	2%			LIFE		* *	5	
Roof								
Modified Bitumen	85%			2025	\$21,100	10		\$3,700
Roll Roofing	15%			2024	\$2,600	5		\$1,100

Interior

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

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

Asset # : 4526

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	* *	5	\$1,900	
	Ceramic Tile	5%			2034	* *	5	\$400	
	Steel Grating	10%			2045	* *	1		
	Vinyl Tile	5%			2030	* *	3	\$200	
	Wood	70%	Now	\$9,600	2040	* *	5	\$5,600	
Split/Cracked, Extent : Light, Area Affected : 5%									
Location : Various Areas									
Uneven Surface, Extent : Light, Area Affected : 10%									
Location : Throughout									
Other Observation, Extent : Moderate, Area Affected : 80%									
Location : Throughout									
Explanation : Floors Are Sloping									
Interior Walls									
	Ceramic Tile	5%			2028	* *	5	\$400	
	Concrete Masonry Unit	10%			LIFE	* *	5	\$300	
	Gypsum Board	65%	Now	\$1,100	LIFE	* *	5	\$3,300	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Second Floor East									
	Masonry: Fieldstone	15%	Now	\$4,200	LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : Storage Rooms - Basement									
Explanation : Horizontal Cracks, Water Penetration									
	Plaster	5%			LIFE	* *	5	\$100	
Ceilings									
	Exposed Struc: Steel	10%			LIFE	* *			
	Gypsum Board	90%	Now	\$3,800	LIFE	* *	5	\$9,600	
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Basement File Room									

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2045	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : 1 Electrical Service Rated @ 100 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	

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

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

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

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

Asset # : 4526

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Wiring								
	Braided Cloth	20%	2-4	\$1,600	2050	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Thermoplastic	80%			2045	* *	1		
Ground									
	Grounding Devices								
	Generic	100%	Now	\$9,300	LIFE	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Covered With Paint							
Lighting									
	Interior Lighting								
	Fluorescent	98%			2030	* *	10	\$5,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 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 Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	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							

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

Asset # : 4526

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	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								
	Convactor/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%							

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Estimates are rounded to the nearest hundred dollars.*

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

Print Date : 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
Program / Asset # : DCA0023.000 / 2368 **Yr Built/Renovated** : 1960 / 2005
Area Sq Ft : 51,292 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 27-Feb-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 2462 **Lot** : 1 **BIN** : 2002826

CAPITAL	FY 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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	15%	Now	\$25,900	LIFE	* *	5	\$4,000	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Above East Facade Windows Of 2005 Wing								
Weepholes Not Funct, Extent : Moderate, Area Affected : 25%								
Location : East Facade Of 2005 Wing								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : East Facade Of 2005 Wing								
Explanation : Efflorescence								
Masonry: Brick	25%			LIFE	* *	5	\$10,700	
Metal Panel	30%			2045	* *	5-10	\$88,500	
Metal Panel	12%			2051	* *	5-10	\$35,400	
Granite Panels	5%			LIFE	* *	5	\$1,600	
Window Wall	10%			2045	* *	5	\$16,100	
Window Wall	3%			2051	* *	5	\$4,800	
Windows								
Aluminum	100%	Now	\$3,700	2041	* *	5	\$2,200	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Window At West Facade Of 2005 Wing								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : East Facade Windows Of 2005 Wing								
Parapets								
Concrete Masonry Unit	10%			LIFE	* *	5	\$800	
Masonry: Brick	33%	Now	\$6,500	LIFE	* *	5	\$2,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Throughout								
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	

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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	40%			2030	* *	10	\$17,500	
	Built-Up (BUR)	15%	2-4	\$29,400	2035	* *			
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%									
Location : Throughout									
	Metal Panel	5%	Now	\$4,800	2030	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Bulkhead At East Side									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Over Stair At East Side									
	Metal Panel	3%			2038	* *	10	\$2,400	
	Single Ply Membrane	27%			2030	* *	10	\$11,800	
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : 2005 Wing									
Explanation : Concrete Pavers Over Membrane									
	Sloped Glazing	10%	Now	\$25,000	LIFE	* *	5	\$58,400	
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Lobby									

Interior

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%			2024	\$32,500	3	\$3,900	
Carpet	3%	0-2	\$19,500	2027	* *	3	\$2,300	
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : First Floor Office								
Wrinkling, Extent : Severe, Area Affected : 50%								
Location : First Floor Office								
Cast in Place Concrete	18%	2-4	\$4,800	LIFE	* *	5	\$20,500	
Horizontal Cracks, Extent : Light, Area Affected : 5%								
Location : First Floor Of 2005 Wing								
Ceramic Tile	4%	0-2	\$3,900	2034	* *	5	\$1,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Terrazzo	5%	0-2	\$5,900	LIFE	* *	5	\$2,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	5%	0-2	\$21,600	2035	* *	3	\$1,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : First Floor Near Boiler Area								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : First Floor Near Boiler Area								
Vinyl Tile	25%	2-4	\$10,800	2025	\$108,200	3	\$4,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	10%			2030	* *	3	\$2,000	
Wood	25%			2053	* *	5	\$24,400	
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
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	* *			

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	20%			2030	* *	5	\$12,600	
AcousTileConcealSpLn	5%	0-2	\$20,000	2045	* *	5	\$1,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : First Floor Office								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : First Floor 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	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : East Windows Of Education Room (2005 Wing)								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : East Windows Of Education Room (2005 Wing)								
Plaster	20%	Now	\$6,500	LIFE	* *	5	\$6,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : East Stair								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : East Stair								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	50%			2035	* *	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Old Electrical Room									
Explanation : One 1200 Amps Main Disconnect Switch									
	Fused Disc Sw	50%			2051	* *	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room - New Wing									
Explanation : One 2000 Amps Main Disconnect Switch									
Switchgear / Switchboard									
	Fused Disc Sw	50%			2035	* *	5	\$100	
	Fused Disc Sw	40%			2051	* *	5	\$100	
	Molded Case Bkrs	10%			2035	* *	5	\$100	
Raceway									
	Conduit	60%			2035	* *	1		
	Conduit	40%			2051	* *	1		
Panelboards									
	Molded Case Bkrs	60%			2033	* *	5	\$800	
	Molded Case Bkrs	40%			2047	* *	5	\$500	

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	60%			2035	* *	1		
Thermoplastic	40%			2051	* *	1		
Motor Controllers								
Locally Mounted	60%			2030	* *	5	\$200	
Locally Mounted	40%			2042	* *	5	\$100	
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	\$400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Metal Water Pipe</i>							
Generic	50%			LIFE	* *	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	40%			2025	\$242,900	10	\$18,800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Old Building</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	20%			2033	* *	10	\$9,400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : New Building</i>							
	<i>Explanation : T-8 Lamps</i>							
Incandescent	20%			2025	\$121,500	2	\$200	
Incandescent	10%			2033	* *	2	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Galleries</i>							
	<i>Explanation : Track Lights</i>							
LED	10%			2033	* *			
Egress Lighting								
Emergency, Battery	30%			2025	\$20,300	10	\$3,700	
Emergency, Battery	20%			2033	* *	10	\$2,500	
Exit, LED	5%			2060	* *	1		
Exit, Service	30%			2025	\$4,100	1		
Exit, Service	15%			2033	* *	1		
Exterior Lighting								
Not Accessible	100%							
Alarm								
Security System								
No Component	50%							
Generic	50%			2033	* *	1	\$9,600	
Fire/Smoke Detection								
Generic, Digital	100%			2033	* *			

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2045	* *	1		
Conversion Equipment								
Furnace	30%			2025	\$18,400	1	\$7,600	
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Roof Of South Wing</i>								
<i>Explanation : 4 Gas Fired Packaged Roof Top Air Conditioning Units Units Serve The Entire South Wing Of The Building.</i>								
Hot Water Boiler	40%			2042	* *	1	\$10,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Of North Wing</i>								
<i>Explanation : 6 Gas Fired Modular Hot Water Boilers</i>								
Hot Water Boiler	25%			2038	* *	1	\$6,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Of South Wing</i>								
<i>Explanation : 1 Gas Fired Hot Water Boiler serving Terminal Equipment On The South Wing Of The Building</i>								
Steam Boiler	5%			2042	* *	1	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Of North Wing</i>								
<i>Explanation : 2 Gas Fired Modular Steam Boilers steam Produced By These Boilers Is Used To Humidify The North Wing Of The Building.</i>								
Distribution								
Hot Wtr Piping/Pump	60%			2041	* *	4	\$2,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Of South Wing</i>								
<i>Explanation : Serves Basement Air Handlers, Fin Tube Radiators And Fan Coil Units</i>								
Hot Wtr Piping/Pump	40%			2047	* *	4	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Of North Wing</i>								
<i>Explanation : Serves Packaged Roof Top Air Conditioning Equipment</i>								
Terminal Devices								
Air Handler	30%			2033	* *	1	\$9,500	
Air Handler	5%			2030	* *	1	\$1,600	
Convactor/Radiator	30%			2038	* *	1	\$5,000	
Fan Coil Unit/Heat	5%			2030	* *	1	\$800	
No Component	30%							
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating	30%			2025	\$51,000	1	\$7,100	
Compr/Chiller								
Ext Pkg Unit -	40%			2033	* *	2	\$1,300	
Heating/Cooling								
Ext Pkg Unit -	30%			2025	\$99,100	2	\$900	
Heating/Cooling								

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	Chilled Wtr Pipe/Pump	30%			2045	* *	4	\$1,100	
	No Component	70%							
Terminal Devices									
	Air Handler/Cool/Ht	5%			2030	* *	1	\$1,600	
	Fan Coil - Cool/Heat	5%			2030	* *	1	\$800	
	No Component	90%							
Heat Rejection									
	Air Condenser Unit	10%			2025	\$10,000	2	\$3,600	
	No Component	90%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$28,600	
Exhaust Fans									
	Roof	40%			2033	* *	2	\$600	
	Roof	10%	0-2	\$4,000	2035	* *	2	\$100	
		Corroded, Extent : Moderate, Area Affected : 60%							
		Location : Roof Of South Wing, 1 Of 5 Units Badly Corroded							
	Roof	50%			2025	\$19,900	2	\$800	
Plumbing									
H/C Water Piping									
	Brass/Copper	40%			2051	* *	1		
	Galv Iron/Steel	60%			2030	* *	1		
Water Heater									
	Gas Fired	100%			2023	\$11,700	2	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : South And North Wing Basements							
		Explanation : 2 Units Observed							
Sanitary Piping									
	Cast Iron	60%			LIFE	* *	1		
	Cast Iron	40%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	60%			LIFE	* *	1		
	Cast Iron	40%			LIFE	* *	1		
Sump Pump(s)									
	Rigid Piping	40%			2033	* *	4	\$1,000	
	Rigid Piping	60%			2030	* *	4	\$1,500	
Sewage Ejector(s)									
	Electric	100%			2033	* *	4	\$2,500	
Backflow Preventer									
	No Component	60%							
	Generic	40%			2033	* *	1	\$1,300	
Fixtures									
	Generic	100%							
Vertical Transport									

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

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

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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	



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 Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current 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	\$1,700
Masonry: Brick	85%		LIFE	* *	5	\$5,900
Metal Sect. OHD	10%		2028	* *	5	\$2,200

Windows

Wood	100%		2031	* *	5	\$5,200
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Roof

Asphalt Shingle	100%		2032	* *	10	\$900
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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
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Ceilings

Exposed Struc: Wood	100%		LIFE	* *		
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Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%		2023	\$2,500	5	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : One 200 Amps 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%					
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Lighting

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	70%			2028	* *	10	\$4,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-12 Lamps							
	Fluorescent	30%			2018	\$23,600	10	\$1,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-12 Lamps							
Exterior Lighting									
	HID	100%			2028	* *	10		

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Wall Unit	100%			2023	\$9,400	2	\$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 : BRONX ZOO ANIMAL HOLDING - SHELTER BLDG.
Address : BRONX RIVER PKWY & FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.980 / 2809 **Yr Built/Renovated** : 1977 / 2011
Area Sq Ft : 18,100 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 16-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



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

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

Asset # : 2809

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

Exterior

Exterior Walls

Cast in Place Concrete	15%			LIFE	**	5	\$31,700	
Concrete Masonry Unit	3%	Now	\$10,200	LIFE	**	5	\$800	

Vertical Cracks, Extent : Severe, Area Affected : 15%

Location : Chimney

Metal Coiling Doors	12%			2028	**	5	\$15,900	
Wood	70%	0-2	\$75,800	2036	**	5	\$74,000	

Split/Cracked, Extent : Moderate, Area Affected : 20%

Location : Throughout

Roof

Single Ply Membrane	95%			2031	**	10	\$36,900	
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Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : Throughout, 2011

Skylight, Metal/Glass	5%			2043	**	10	\$6,500	
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Recent Repair Evident, Extent : Light, Area Affected : 25%

Location : Throughout, 2011

Interior

Floors

Cast in Place Concrete	90%			LIFE	**	5	\$55,300	
Ceramic Tile	3%			2026		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	

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

Over 600 Volts

Service Equipment

Fused Disc Sw	100%			2023		\$46,700	3	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Outside

Explanation : One 600 Amps Main Disconnect Switch

Transformers

Dry Type	100%			2021		\$134,200	3	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Outside

Explanation : One 50 Kva, 460hv-480/277lv

Feeders

Cable	100%			2022		\$15,100	1		
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**DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO ANIMAL HOLDING - SHELTER BLDG.**

Asset # : 2809

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Raceway								
Conduit	100%			2023	\$40,000	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2023	\$4,700	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2021	\$15,400	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 112.5 Kva, 480hv-208/120lv</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2023	\$95,500	5	\$100	
Raceway								
Conduit	80%			2023	\$21,700	1		
Conduit	20%			2033	* *	1		
Panelboards								
Fused Disc Sw	15%			2022	\$4,400	5	\$100	
Molded Case Bkrs	85%			2022	\$24,800	5	\$400	
Wiring								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	* *	1	\$5,600	
Generators								
Diesel	100%			2026	\$71,500	1	\$7,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : One 125 Kw</i>								
Batteries								
Lead/Acid	100%			2017	\$1,500	5	\$700	

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

Asset # : 2809

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Main Tank	100%			2038	* *	5	\$600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : One 10,000 Gals							
Lighting									
	Interior Lighting								
	Fluorescent	95%			2018	\$220,300	10	\$16,400	
		Other Observation, Extent : Moderate, Area Affected : 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		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2043	* *	5	\$5,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Yard							
		Explanation : (1) 10,000 Gallon Tank							
	Conversion Equipment								
	Hot Water Boiler	100%			2028	* *	1	\$9,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : (2) #2 Oil Burning Hot Water Boilers							
	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		

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Estimates are rounded to the nearest hundred dollars.*

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

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

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

Asset # : 2809

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	2%			2018	\$800	1		
No Component	98%							
Ventilation								
Distribution								
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 : Moderate, Area Affected : 100%								
Location : Roof								
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, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Domestic Hot Water Tank With Hot 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	

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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
Program / Asset # : DCA0005.120 / 2348 **Yr Built/Renovated** : 1985 / 2008
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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	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	
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Over Entrance At East Facade								
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	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout Sloped Roof								
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	
Interior								
Floors								
Carpet	20%			2019	\$100,400	3	\$12,100	
Cast in Place Concrete	40%			LIFE	* *	5	\$35,200	
Quarry Tile	5%			2036	* *	5	\$3,000	
Terrazzo	35%	0-2	\$64,000	LIFE	* *	5	\$11,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Along The Corridor Edges, 2nd Floor Corridor								
Interior Walls								
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	* *			
Ceilings								
AcousTileSusp.Lay-In	65%			2036	* *	5	\$26,200	
Exposed Concrete	10%			LIFE	* *	5	\$600	
Gypsum Board	20%			LIFE	* *	5	\$10,100	
Gypsum Board	5%	0-2	\$1,000	LIFE	* *	5	\$2,500	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Field Veterinarian Office								

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2033	* *	3		
Fused Disc Sw	50%			2049	* *	3		
Transformers								
Dry Type	50%			2028	* *	3	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 225 Kva, 4160hv-480/277lv							
Dry Type	50%			2040	* *	3	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside The Building							
	Explanation : 1000 Kva, 4160hv-480/277lv							
Feeders								
Cable	50%			2031	* *	1		
Cable	50%			2045	* *	1		
Raceway								
Conduit	50%			2033	* *	1		
Conduit	50%			2049	* *	1		
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	30%			2033	* *	5		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 400 Amps Main Disconnect Switch							
Fused Disc Sw	35%			2033	* *	5		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 800 Amps Main Disconnect Switch							
Fused Disc Sw	35%			2033	* *	5		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 600 Amps Main Disconnect Switch							
Transformers								
Dry Type	35%			2028	* *	5		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 75 Kva, 480hv-208/120lv							
Dry Type	35%			2028	* *	5		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 30 Kva, 480hv-208/120lv							
Dry Type	30%			2028	* *	5		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Mechanical Room							
	Explanation : One 30 Kva, 480hv-208/120lv							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2033	* *	5	\$700	

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
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	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Stand-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, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : One 610 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, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : One 55 Gals							
Main Tank	50%			2058	**	5	\$400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : One 1086 Gals							
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	20%			2031	* *	10	\$4,900	
	Fluorescent	75%			2023	\$249,300	10	\$18,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	2%			2031	* *	10	\$500	
		Other Observation, Extent : Moderate, Area Affected : 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 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%			2028	* *	1	\$13,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		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	
	Convactor/Radiator	15%			2028	* *	1	\$1,300	
Air Conditioning									
	Energy Source								
	Electricity	25%			2031	* *	1		
	Natural Gas	75%			2049	* *	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Absorption	75%			2028	* *	1	\$21,800	
	Chiller/Direct Fire								
	Reciprocating	15%			2028	* *	1	\$1,900	
	Compr/Chiller								
R-22 Refrigerant, Extent : Light, Area Affected : 15%									
Location : Rear Yard									
	Ext Pkg Unit - Cooling	10%			2023	\$2,300	2	\$200	
R-22 Refrigerant, Extent : Light, Area Affected : 20%									
Location : On The Roof									
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%			2028	* *	2	\$2,800	
	Water Cool Tower	75%	Now	\$5,700	2021	\$56,600	2	\$16,300	
Corroded, Extent : Severe, Area Affected : 20%									
Location : Rear Yard									
	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									
	Brass/Copper	100%			2043	* *	1		
Water Heater									
	Gas Fired	100%			2022	\$6,100	2	\$400	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)									
	Electric	100%			2031	* *	4	\$1,600	
Fixtures									
	Generic	100%							

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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
Program / Asset # : DCA0005.070 / 2324 **Yr Built/Renovated** : 1964 / 1996
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

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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	\$49,000	
	Efflorescence, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Brick	10%	Now	\$34,000	LIFE	* *	5	\$5,800	
	Diagonal Cracks, Extent : Severe, Area Affected : 5%							
	Location : Southwest Corner							
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Bulkheads							
Window Wall	5%			2033	* *	5	\$10,800	
Windows								
Aluminum	90%			2031	* *	5	\$2,600	
Metal Louvers	10%			2026	\$8,500	10	\$1,800	
Parapets								
Masonry: Brick	90%	Now	\$312,500	LIFE	* *	5	\$18,500	
	Cracking/Crumbling, Extent : Severe, Area Affected : 15%							
	Location : Southwest Corner, Throughout							
	Misaligned/Bulging, Extent : Severe, Area Affected : 5%							
	Location : Southwest Corner, Throughout							
	Vegetation Growth, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Masonry: Limestone	10%	Now	\$42,000	LIFE	* *	5	\$2,600	1
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%							
	Location : Southwest Corner Coping							
	Loose Units, Extent : Severe, Area Affected : 5%							
	Location : Southwest Corner							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
	Location : Southwest Corner, Throughout							
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Coping							
Roof								
Metal Panel	5%			2028	* *	10	\$5,900	
Modified Bitumen	60%	0-2	\$22,100	2023	\$221,200			
	Ponding, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Skylight, Metal/Glass	35%	0-2	\$65,500	2033	* *			
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%							
	Location : Southwest Side, Throughout							
Interior								
Floors								
Asphalt Poured	70%			2028	* *	5	\$12,100	
Cast in Place Concrete	20%			LIFE	* *	5	\$15,100	
Panel/Paver: Cer/Brk	5%			2031	* *	5	\$3,900	
Quarry Tile	5%			2028	* *	5	\$2,600	

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

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

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		Current Repair			Future 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%			2023		\$8,100	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Outside The Building

Explanation : One 400 Amps Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2023		\$119,300	5	\$100	
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Raceway

Conduit	90%			2023		\$52,100	1		
Conduit	10%			2033		**	1		

Panelboards

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	90%	2-4	\$71,400	2048		**	1		
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Insulation Aged, Extent : Severe, Area Affected : 100%

Location : Throughout

Thermoplastic	10%			2033		**	1		
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Motor Controllers

Locally Mounted	100%			2021		\$28,800	5	\$100	
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Ground

Grounding Devices

Not Accessible	100%								
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Lighting

Interior Lighting

Fluorescent	97%			2018		\$276,700	10	\$20,500	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : T-12 Lamps

Incandescent	3%			2018		\$8,600	2		
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

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

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

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

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

Lighting

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

Heating

Energy Source									
HTHW/HW	50%			2033	* *	1			
<i>Other Observation, Extent : Light, Area Affected : 50%</i>									
<i>Location : From Cogeneration Plant</i>									
<i>Explanation : Back-up And Everyday Use</i>									
Interruptible Gas/Dual Fuel	50%			2033	* *	1			
Conversion Equipment									
Heat Exchanger	50%			2026	\$2,400	1		\$5,700	
Hot Water Boiler	50%			2040	* *	1		\$5,700	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>									
<i>Location : 2nd Floor Boiler Room</i>									
<i>Explanation : 1 Unit</i>									
Distribution									
Hot Wtr Piping/Pump	100%			2031	* *	4		\$1,100	
Terminal Devices									
Air Handler	50%			2028	* *	1		\$7,100	
Convactor/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	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>									
<i>Location : Roof</i>									
Ext Pkg Unit - Heating/Cooling	30%			2028	* *	2		\$400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>									
<i>Location : Roof</i>									
No Component	50%								

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Air Condenser Unit	20%			2028	* *	2	\$3,200	
No Component	80%							
Ventilation								
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	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		
Water Heater								
Gas Fired	100%			2022	\$5,200	2	\$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2nd Floor Boiler Room								
Explanation : 2 Units								
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%							

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

Maintenance \$ are aggregated over a ten-year 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 BRONX ZOO STORE & FIRST AID STA.
Address : BRONX RIVER PKWY & FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.380 / 2800 **Yr Built/Renovated** : 2000 / 2000
Area Sq Ft : 11,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 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



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

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

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

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

Asset # : 2800

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

Exterior

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	
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Roof

Asphalt Shingle	75%	0-2	\$3,200	2032		**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Where The Roof Slopes Meet</i>									

Single Ply Membrane	25%			2023		\$20,700	10	\$6,300	
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Interior

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	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Store Area</i>									

Exposed Struc: Wood	85%			LIFE		**			
Plaster	5%	2-4	\$200	LIFE		**	5	\$500	

Water Penetration, Extent : Light, Area Affected : 5%
Location : At Beams In Store

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2043		**	5		
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room

Explanation : One 400 Amps Main Disconnect Switch

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

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

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

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

Asset # : 2800

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2036	* *	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 75 Kva 480hv-208/120lv & One 45 Kva 480hv-208/120lv</i>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	50%			2028	* *	10	\$4,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent	30%			2028	* *	10	\$2,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2028	* *	10	\$1,200	
Exit, LED	50%			2051	* *	1		
Exterior Lighting								
HID	100%			2028	* *	10		
Alarm								
Fire/Smoke Detection								
Generic	100%			2028	* *	1-3	\$6,800	

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

Heating

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

Estimates are rounded to the nearest hundred dollars.

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2043	* *	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : External Unit					
				Explanation : Combination A C And Furnace					
	Conversion Equipment								
	Furnace	100%			2028	* *	1	\$5,000	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : (1) On The Ground (1) On The Roof					
				Explanation : 2 External Units					
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2028	* *	2	\$600	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : (1) On The Ground (1) On The Roof					
				Explanation : 2 Units					
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,700	
	Exhaust Fans								
	Roof	100%			2028	* *	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	* *	1		
	Water Heater								
	Gas Fired	100%			2021	\$2,300	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2028	* *	1	\$700	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2043	* *	1-2	\$2,800	

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

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

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

Print Date : 23-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



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

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

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

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

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

Exterior

Exterior Walls

Cast in Place Concrete	10%			LIFE	* *	5	\$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	
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Roof

Metal Panel	100%			2028	* *	10	\$16,200	
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Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Along The Edges

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%							

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2033	* *	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 300 Amps Main Disconnect Switch

Transformers

Dry Type	100%			2028	* *	5		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 75 Kva 480hv-208/120lv

Raceway

Conduit	100%			2033	* *	1		
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Panelboards

Fused Disc Sw	10%			2031	* *	5		
Molded Case Bkrs	90%			2031	* *	5	\$100	

Wiring

Thermoplastic	100%			2033	* *	1		
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Lighting

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

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

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

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

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

Lighting

Interior Lighting

Fluorescent

50%

2023

\$8,000

10

\$1,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-12 Lamps*

Fluorescent

30%

2028

* *

10

\$900

*Other Observation, Extent : Moderate, Area Affected : 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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Electricity

100%

2043

* *

1

Conversion Equipment

Radiant Heater

100%

2028

* *

2

\$1,500

Air Conditioning

Energy Source

Electricity

100%

2039

* *

1

Conversion Equipment

Heat Pump

5%

2024

2

No Component

95%

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

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

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

Print Date : 23-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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
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	
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Southeast Corner Over 2nd Floor Conference Room</i>								
Interior								
Floors								
Carpet	40%			2022	\$119,400	3	\$14,400	
Cast in Place Concrete	50%			LIFE	**	5	\$26,200	
Panel/Paver: Concrete	5%			2043	**			
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 2nd Floor Conference Room</i>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Offices</i>								
<i>Explanation : Spray On Popcorn Finish</i>								
Gypsum Board	20%			LIFE	**	5	\$6,000	

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

Under 600 Volts

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

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

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

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

Asset # : 14215

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	20%			2049	* *	5		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside The Building							
	Explanation : One 1000 Amps Main Disconnect Switch							
Molded Case Bkrs	80%			2049	* *	5	\$900	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room Basement							
	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-208/120lv & One 45 Kva 480hv-208/120lv							
Switchgear / Switchboard								
Air Circuit Breaker	100%			2049	* *	5	\$200	
Raceway								
Conduit	100%			2049	* *	1		
Panelboards								
Fused Disc Sw	10%			2045	* *	5	\$100	
Molded Case Bkrs	90%			2045	* *	5	\$1,000	
Wiring								
Thermoplastic	100%			2049	* *	1		
Motor Controllers								
Locally Mounted	100%			2040	* *	5	\$300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Mechanical Room							
	Explanation : All Controllers With Vfd And Hookup To Bms							
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	\$13,200	
Generators								
Diesel	100%			2036	* *	1	\$16,700	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : One 250 Kw							
Batteries								
Lead/Acid	100%			2018	\$1,500	5	\$1,600	
Fuel Storage								
Main Tank	100%			2058	* *	5	\$1,300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : One 500 Gals							

Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO CENTRE FOR GLOBAL CONSERVATION

Asset # : 14215

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

Lighting

Interior Lighting

Fluorescent

75%

2031

* *

10

\$29,600

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

Location : Throughout The Building

Explanation : T-8 Lamps

Fluorescent

20%

2031

* *

10

\$7,900

Other Observation, Extent : Moderate, Area Affected : 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 Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2049

* *

1

Conversion Equipment

Hot Water Boiler

100%

2040

* *

1

\$21,300

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

Location : Basement

Explanation : 2 Natural Gas Fueled Sectional Hot Water Boilers

Distribution

Hot Wtr Piping/Pump

100%

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

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

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

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

Asset # : 14215

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Absorption Chiller/Steam/HW	50%			2036	* *	1	\$23,300	
		Other Observation, Extent : Light, Area Affected : 100% Location : Adjacent To Building Explanation : Refrigerant Lithium Bromide							
	Reciprocating Compr/Chiller	50%			2031	* *	1	\$10,000	
		Other Observation, Extent : Light, Area Affected : 100% Location : Adjacent To Building Explanation : Refrigerant 134a, Packaged Air Cooled Chiller							
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%			2031	* *	2	\$15,000	
		Other Observation, Extent : Light, Area Affected : 100% Location : Adjacent To Building Explanation : Packaged Air Cooled Chiller							
	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									

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

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

Asset # : 14215

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

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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 : BRONX ZOO CONGENERATION PLANT
Address : BRONX RIVER PKWY & FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.104 / 2654 **Yr Built/Renovated** : 1989 / 2007
Area Sq Ft : 5,547 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 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



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 Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO CONGENERATION PLANT
Asset # : 2654

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

Exterior

Exterior Walls

Masonry: Brick	60%			LIFE		* *	5	\$10,100	
Metal Panel	30%			2033		* *	5-10	\$34,600	
Metal Sect. OHD	10%	0-2	\$2,600	2036		* *	5	\$2,600	

*Other Observation, Extent : Moderate, Area Affected : 10%**Location : Throughout**Explanation : Doors Do Not Stay Open*

Windows

Metal Louvers	100%			2026	\$209,100		10	\$44,900	
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Roof

Metal Panel	93%	Now	\$23,200	2036		* *			
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*Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%**Location : Throughout**Water Penetration, Extent : Moderate, Area Affected : 15%**Location : Throughout*

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	

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

Over 600 Volts

Service Equipment

Fused Disc Sw	100%			2033		* *	3		
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Outside - Congeneration Plant**Explanation : Eight 600 Amps Main Disconnect For Substations In Different Locations*

Transformers

Dry Type	100%			2028		* *	3		
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Outside Next To Driveway**Explanation : Eight 1000 Kva, 4160hv-480/277lv*

Feeders

Cable	100%			2031		* *	1		
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Estimates are rounded to the nearest hundred dollars.*

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO CONGENERATION PLANT
Asset # : 2654

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Raceway								
Conduit	100%			2033	* *	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2033	* *	5		
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical & Mechanical Room</i>					
			<i>Explanation : One 2000 Amps Main Disconnect Switch</i>					
Fused Disc Sw	50%			2033	* *	5		
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical & Generator Room</i>					
			<i>Explanation : One 800 Amps Main Disconnect Switch</i>					
Transformers								
Dry Type	100%			2028	* *	5		
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : One 30 Kva, 480hv-208/120lv</i>					
Switchgear / Switchboard								
Fused Disc Sw	100%			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	
Lighting								
Interior Lighting								
Fluorescent	30%			2018	\$29,500	10	\$2,200	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-12 Lamps</i>					
HID	70%			2023		10	\$200	
Egress Lighting								
Emergency, Service	50%			2023	\$3,700	1		
Exit, Service	50%			2018	\$400	1		
Exterior Lighting								
HID	100%			2023	\$20,500	10		
Alarm								
Fire/Smoke Detection								
Generic	100%			2023	\$56,100	1-3	\$3,500	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO CONGENERATION PLANT
Asset # : 2654

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Fan Coil Unit/Heat	100%			2023	\$114,600	1	\$2,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Cogen Plant Main Floor								
	Explanation : Cogen Plant Unit Heaters Are Abandoned In Place Building's Relies On Residual Heat From Power Generating Equipment.								
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Window/Wall Unit	5%			2018	\$800	1		
	No Component	95%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	0-2	\$6,600	LIFE	* *	2-5	\$4,400	
	Damaged, Extent : Severe, Area Affected : 100%								
	Location : Cogen Plant Main Floor, Defective Fresh Air Intake Dampers 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%							

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Estimates are rounded to the nearest hundred dollars.*

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

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

Print Date : 23-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
Program / Asset # : DCA0005.721 / 13396 **Yr Built/Renovated** : 1999 / 1999
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
Importance Code	B	\$50,800	\$70,800	\$24,900
Importance Code	C		\$4,800	
Total	\$71,300	\$81,900	\$26,500	\$39,800



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 Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO CONGO GORILLA FOREST BUILDING
Asset # : 13396

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Concrete Masonry Unit	70%			LIFE	**	5	\$18,800		
Glazed Ceramic Panel	10%			LIFE	**	5	\$20,100		
Metal, Corrugated	5%			2033	**	1			
Window Wall	15%	0-2	\$15,100	2043	**	5	\$12,100		
Dry Rot/Decay, Extent : Moderate, Area Affected : 5%									
Location : Stairwell To Classrooms									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Stairwell 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 Evident, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Skylight, Plastic	5%	Now	\$3,800	2036	**	1			
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Above Main Entry									
Sloped Glazing	15%			LIFE	**	5	\$33,900		
Interior									
Floors									
Carpet	40%	0-2	\$5,900	2022	\$295,600	3	\$35,600		
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Main Public Entry									
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		

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO CONGO GORILLA FOREST BUILDING

Asset # : 13396

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

Interior

Ceilings

AcousTileSusp.Lay-In	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	

Dry Rot/Decay, Extent : Moderate, Area Affected : 3%

Location : Stairwell To Classrooms

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2043	**	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 1200 Amps & Two 600 Amps Main Disconnect Switch

Transformers

Dry Type	100%			2036	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room & Mechanical Room

Explanation : Four 45 Kva, 480hv-208/120lv

Switchgear / Switchboard

Fused Disc Sw	100%			2043	**	5	\$200	
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Raceway

Conduit	100%			2043	**	1		
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Panelboards

Fused Disc Sw	5%			2039	**	5		
Molded Case Bkrs	95%			2039	**	5	\$1,000	

Wiring

Thermoplastic	100%			2043	**	1		
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Motor Controllers

Locally Mounted	10%			2036	**	5		
Motor Control Center	90%			2036	**	5	\$1,000	

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$600	
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Stand-by Power

Transfer Switches

Automatic	100%			2036	**	1	\$12,300	
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Generators

Diesel	100%			2032	**	1	\$15,500	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Outside The Building

Explanation : One 300 Kw

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO CONGO GORILLA FOREST BUILDING

Asset # : 13396

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Batteries								
Lead/Acid	100%			2017	\$1,500	5	\$1,500	
Fuel Storage								
Day Tank	50%			2039	* *	5	\$3,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 30 Gals</i>								
Main Tank	50%			2051	* *	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 200 Gals</i>								
Lighting								
Interior Lighting								
Fluorescent	55%			2028	* *	10	\$20,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
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 Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	20%			2043	* *	1		
HTHW/HW	40%			2033	* *	1		
Interruptible Gas/Dual Fuel	40%			2043	* *	1		

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO CONGO GORILLA FOREST BUILDING
Asset # : 13396

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated 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	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Roof							
		Explanation : 2 Elec. H / C Package Units							
	Hot Water Boiler	40%			2036	* *	1	\$7,800	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Boiler Room							
		Explanation : 2 Units							
Distribution									
	Hot Wtr Piping/Pump	80%	Now	\$3,100	2039	* *	4	\$1,600	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 5%							
		Location : 1st Fl. A / C Room							
	No Component	20%							
Terminal Devices									
	Air Handler	70%			2028	* *	1	\$17,200	
	Convector/Radiator	10%			2028	* *	1	\$1,300	
	No Component	20%							
Air Conditioning									
	Energy Source								
	Electricity	20%			2039	* *	1		
	Steam/HW System	80%			2043	* *	1		
Conversion Equipment									
	Absorption	80%			2032	* *	1	\$34,300	
	Chiller/Steam/HW								
	Ext Pkg Unit - Heating/Cooling	20%			2028	* *	2	\$500	
		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								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$22,100	
Exhaust Fans									
	Roof	100%			2028	* *	2	\$1,200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	* *	1		

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO CONGO GORILLA FOREST BUILDING
Asset # : 13396

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	HW Heat Exchanger								
	Low Temp	100%			2033	* *	4	\$5,900	
	Sanitary Piping								
	Cast Iron	100%	Now	\$8,400	LIFE	* *	1		
	Blockage /Clogged, Extent : Severe, Area Affected : 5%								
	Location : Water Backs Up At Gallery, 1st Floor								
	Other Observation, Extent : Severe, Area Affected : 5%								
	Location : Main Entrance, 1st Floor								
	Explanation : Sewage Line Is Undersized At Main Entrance, Causing Water Flooding When It Rains								
	Sump Pump(s)								
	Rigid Piping	100%			2018	\$10,800	4	\$2,500	
	Backflow Preventer								
	Generic	100%			2028	* *	1	\$2,400	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1-2								
	Explanation : 1 Unit								
Fire Suppression									
	Sprinkler								
	Generic	100%			2043	* *	1-2	\$11,100	

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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 : BRONX ZOO CURATORIAL HOUSE
Address : BRONX RIVER PKWY & FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.930 / 2363 **Yr Built/Renovated** : 1935 / 2007
Area Sq Ft : 16,750 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 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



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 Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO 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								
Copper/Terne	2%			2043	**	10	\$800	
Masonry: Brick	83%	Now	\$87,800	LIFE	**	5	\$14,900	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : North Facade								
Vegetation Growth, Extent : Moderate, Area Affected : 50%								
Location : North Facade								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Metal Panel	5%			2033	**	5-10	\$6,200	
Metal Sect. OHD	5%			2036	**	5	\$2,800	
Slate Panels	5%	Now	\$2,300	LIFE	**	5	\$700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Upper Floor								
Windows								
Aluminum	75%			2031	**	5	\$1,200	
Steel	25%	0-2	\$1,100	2031	**	5	\$2,600	
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Throughout West Facade								
Roof								
Copper/Terne	2%			2038	**	10	\$400	
Slate	98%	Now	\$23,000	LIFE	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : North Facade								
Interior								
Floors								
Carpet	20%			2019	\$61,900	3	\$7,400	
Carpet	5%	Now	\$4,600	2022	\$15,500	3	\$1,900	
Poor Subfloor Evident, Extent : Severe, Area Affected : 10%								
Location : Willow Loft On The Second Floor								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Willow Loft On The Second Floor								
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								
Gypsum Board	15%			LIFE	**	5	\$3,500	
Plaster	5%	Now	\$3,000	LIFE	**	5	\$600	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Willow Loft On The Second Floor								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Willow Loft On The Second Floor								
Plaster	30%			LIFE	**	5	\$3,500	
Not Accessible	50%							

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Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO CURATORIAL HOUSE
Asset # : 2363

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

Interior

Ceilings

Gypsum Board	30%			LIFE	* *	5	\$9,300	
Plaster	70%			LIFE	* *	5	\$10,900	

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2023	\$4,700	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : 1st Floor

Explanation : One 400 Amps Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2023	\$95,500	5	\$100	
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Raceway

Conduit	100%			2023	\$27,100	1		
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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		
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Insulation Damaged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	30%			2023	\$13,700	1		
Thermoplastic	20%			2033	* *	1		

Motor Controllers

Locally Mounted	100%			2021	\$28,800	5	\$100	
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Ground

Grounding Devices

Generic	100%	2-4	\$9,300	LIFE	* *	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Water Main

Explanation : Corroded

Lighting

Interior Lighting

Fluorescent	50%			2018	\$102,400	10	\$7,600	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Explanation : T-12 Lamps

Fluorescent	50%			2028	* *	10	\$7,600	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Explanation : T-5 & Compact Fluorescent Lamps

Exterior Lighting

Incandescent	100%			2018	\$52,400	2		
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO CURATORIAL HOUSE
Asset # : 2363

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lightning Protection									
Arresters/Cabling									
	Generic	100%			2026	\$5,300	5	\$100	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source									
	Fuel Oil No 2	100%			2049	* *	5	\$5,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : (2) 250 Gallon Oil Tanks, 1 Oil Tank Abandoned In Place									
Conversion Equipment									
	Hot Water Boiler	100%			2036	* *	1	\$8,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Ground Level Boiler Room And Basement									
Explanation : (2) #2 Oil Burning Boilers									
Distribution									
	Hot Wtr Piping/Pump	100%			2039	* *	4	\$800	
Terminal Devices									
	Convactor/Radiator	100%			2028	* *	1	\$5,400	
Air Conditioning									
Energy Source									
	Electricity	100%			2039	* *	1		
Conversion Equipment									
	Window/Wall Unit	60%			2018	\$20,000	1		
	No Component	40%							
Ventilation									
Exhaust Fans									
	Not Accessible	100%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2023	\$48,400	1		
HW Heat Exchanger									
	Low Temp	100%			2049	* *	4	\$2,500	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Ground Level And Basement Boiler Rooms									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Ground Floor And Basement Boiler Rooms									
Explanation : Domestic Hot Water Tanks With Hot Water Coil									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Submersible	100%			2017	\$6,500	4	\$2,500	
Fixtures									
	Not Accessible	100%							

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

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

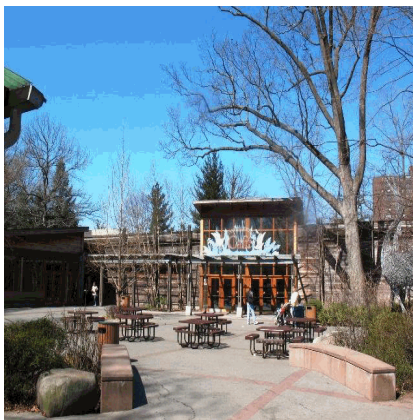
Print Date : 23-Oct-2015

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



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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	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	
		Water Penetration, Extent : Light, Area Affected : 5% Location : Kitchen In Front Of Refrigerator Unit							
	Exposed Struc: Steel	5%			LIFE	* *			
	Gypsum Board	60%			LIFE	* *	5	\$16,600	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Not Accessible		100%						
Transformers								
Not Accessible		100%						
Feeders								
Not Accessible		100%						
Raceway								
Not Accessible		100%						

Under 600 Volts

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2043	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 1600 Amps Main Disconnect Switch							
	Transformers								
	Dry Type	100%			2036	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 45 Kva 480hv-208/120lv & Two 15 Kva 480hv-208/120lv							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2043	* *	5	\$100	
	Raceway								
	Conduit	100%			2043	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2039	* *	5		
	Molded Case Bkrs	95%			2039	* *	5	\$400	
	Wiring								
	Thermoplastic	100%			2043	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2036	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2036	* *	1	\$4,900	
	Generators								
	Diesel	100%			2032	* *	1	\$6,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : One 53.6 Kw							
	Batteries								
	Lead/Acid	100%			2017	\$1,500	5	\$600	
	Fuel Storage								
	Main Tank	100%			2051	* *	5	\$400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : One 250 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.*

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	70%			2028	* *	10	\$9,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	30%			2028	* *	10	\$4,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Lamps							
Egress Lighting									
	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		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2043	* *	1		
	Conversion Equipment								
	Furnace	100%			2028	* *	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 - Heating/Cooling	100%			2028	* *	2	\$900	
		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		

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Gas Fired	100%			2021	\$3,400	2	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Equipment Room							
		Explanation : 1 Hot Water Boiler, 1 Hot Water Heater							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2028	* *	1	\$1,000	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2043	* *	1-2	\$4,100	

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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 : BRONX ZOO EAST ADMINISTRATION BUILDING
Address : BRONX RIVER PKWY & FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.340 / 2350 **Yr Built/Renovated** : 1905 / 1994
Area Sq Ft : 16,176 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 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



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

Maintenance \$ are aggregated over a ten-year period. Site specific 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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Window At South Facade</i>								
Masonry: Brick	80%			LIFE	**	5	\$6,900	
Masonry: Limestone	10%	Now	\$5,100	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade Over Windows</i>								
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	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Archive Room In Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Base Of Stair In Basement</i>								
<i>Explanation : 9x9 Tiles</i>								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$100	
Gypsum Board	40%			LIFE	**	5	\$600	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	25%			LIFE	**	5	\$200	
Wood	10%			LIFE	**	5	\$900	
Ceilings								
AcousTileSusp.Lay-In	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 Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

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

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

Asset # : 2350

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2023	\$5,200	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 400 Amps Main Disconnect 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	
Ground									
Grounding Devices									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Fluorescent	95%			2023	\$47,900	10	\$3,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout 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		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO EAST ADMINISTRATION BUILDING

Asset # : 2350

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	50%			2033	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : From Cogeneration Plant							
		Explanation : 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									
	Convactor/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%							
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									
	HTHW/HW	100%			2043	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit							

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

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

Asset # : 2350

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

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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 : BRONX ZOO EDUCATION BUILDING-#35
Address : BRONX RIVER PKWY & FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.350 / 2655 **Yr Built/Renovated** : 1910 / 1997
Area Sq Ft : 11,840 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 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



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	20%	Now	\$6,100	LIFE	**	5	\$1,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 15%									
Location : Above Vents Throughout									
Efflorescence, Extent : Light, Area Affected : 5%									
Location : Throughout									
Spalling, Extent : Moderate, Area Affected : 10%									
Location : Building Base									
Worn/Eroded, Extent : Moderate, Area Affected : 10%									
Location : Building Base									
	Masonry: Brick	65%			LIFE	**	5	\$3,100	
	Masonry: Limestone	5%	Now	\$8,300	LIFE	**	5	\$200	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : Above Vents Throughout									
	Masonry: Limestone	10%			LIFE	**	5	\$400	
Windows									
	Metal Clad	50%	Now	\$12,000	2048	**	5	\$700	
Corrosion/Rusting, Extent : Moderate, Area Affected : 35%									
Location : Basement									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Basement									
Unit Inoperable, Extent : Moderate, Area Affected : 50%									
Location : Basement									
	Wood	50%			2031	**	5	\$2,200	
Parapets									
	Masonry: Limestone	100%	Now	\$29,500	LIFE	**	5	\$2,200	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Cornice									
Roof									
	Built-Up (BUR)	25%			2023	\$6,000	10	\$1,200	
	Copper/Terne	75%			2038	**	10	\$9,200	
Interior									
Floors									
	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									
	Concrete Masonry Unit	10%			LIFE	**	5	\$100	
	Gypsum Board	60%			LIFE	**	5	\$600	
	Masonry: Brick	5%			LIFE	**			
	Plaster	25%			LIFE	**	5	\$100	
Ceilings									
	AcousTileSusp.Lay-In	85%			2028	**	5	\$3,500	
	Plaster	15%			LIFE	**	5	\$400	

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Estimates are rounded to the nearest hundred dollars.

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2043	**	3		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 600 Amps Main Disconnect Switch							
	Transformers								
	Dry Type	100%			2036	**	3	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 225 Kva, 4160hv-208/120lv							
	Feeders								
	Cable	100%			2039	**	1		
	Raceway								
	Conduit	100%			2043	**	1		
Under 600 Volts									
	Transformers								
	Dry Type	100%			2036	**	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 30 Kva 208v Primary - 480/277v 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								
	Generic	100%			LIFE	**	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	48%			2023	\$15,600	10	\$1,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement & Some 1st Floor							
		Explanation : T-12 Lamps							
	Fluorescent	50%			2031	**	10	\$1,300	
	Incandescent	2%			2023	\$600	2		

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

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

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

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

Lighting

Egress Lighting								
Emergency, Battery	50%			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			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source								
HTHW/HW	50%			2033	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : From Cogeneration Plant</i>								
<i>Explanation : Back-up</i>								
Natural Gas	50%			2043	* *	1		
Conversion Equipment								
Heat Exchanger	50%			2032	* *	1	\$700	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Hot Water Boiler	50%			2036	* *	1	\$700	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2039	* *	4	\$100	
Terminal Devices								
Air Handler	50%			2023	\$7,900	1	\$900	
Convactor/Radiator	50%			2028	* *	1	\$400	

Air Conditioning

Energy Source								
Electricity	100%			2031	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	70%			2023	\$6,900	1	\$900	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : 4 Units</i>								
No Component	30%							
Distribution								
Chilled Wtr Pipe/Pump	70%			2033	* *	4	\$100	
No Component	30%							

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Estimates are rounded to the nearest hundred dollars.*

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Direct Expansion	70%	Now	\$400	2023	\$4,400	1		
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : 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 Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

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

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

Print Date : 23-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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,300		
Masonry: Brick	85%			LIFE	**	5	\$2,800		
Masonry: Limestone	5%	Now	\$3,900	LIFE	**	5	\$100		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
Wood	5%	Now	\$2,500	2028	**	5	\$400		
	Split/Cracked, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Windows									
Aluminum	90%			2031	**	5	\$2,300		
Wood	10%	Now	\$6,900	2048	**	5	\$1,300		
	Deteriorated Finish, Extent : Severe, Area Affected : 100%								
	Location : Basement								
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
	Location : Basement								
	Split/Cracked, Extent : Moderate, Area Affected : 50%								
	Location : Basement								
Roof									
Cement-Fiber Panel	95%	Now	\$5,900	2019	\$59,100	5	\$2,800		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Copper/Terne	5%			2038	**	10	\$1,100		
Interior									
Floors									
Ceramic Tile	5%			2026	\$5,400	5	\$300		
Quarry Tile	30%			2028	**	5	\$2,600		
Vinyl Tile	65%	0-2	\$30,800	2033	**	3	\$1,400		
	Worn/Eroded, Extent : Moderate, Area Affected : 45%								
	Location : Throughout								
Interior Walls									
Ceramic Tile	5%			2026	\$7,200	5	\$300		
Gypsum Board	20%			LIFE	**	5	\$600		
Plaster	35%			LIFE	**	5	\$600		
Plywood/Hardboard	40%			LIFE	**				
Ceilings									
AcousTileConcealSpLn	10%	Now	\$700	2036	**	5	\$300		
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Classroom								
Gypsum Board	60%			LIFE	**	5	\$3,300		
Plaster	30%			LIFE	**	5	\$800		

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2023	\$1,400	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Kitchen								
Explanation : One 125 Amps Main Disconnect Switch								
Transformers								
Dry Type	100%			2021	\$15,400	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : One 30 Kva, 480hv-208/120lv								
Raceway								
Conduit	100%			2023	\$30,600	1		
Panelboards								
Fused Disc Sw	10%			2022	\$1,500	5		
Molded Case Bkrs	90%			2022	\$13,100	5	\$200	
Wiring								
Braided Cloth	70%	2-4	\$19,000	2048	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	30%			2023	\$8,100	1		
Motor Controllers								
Locally Mounted	100%			2021	\$14,800	5		
Lighting								
Interior Lighting								
Fluorescent	95%			2018	\$117,200	10	\$3,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 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								
HID	50%			2018	\$11,800	10		
Incandescent	50%			2018	\$10,100	2		
Alarm								
Fire/Smoke Detection								
Generic	100%			2018	\$65,000	1-3	\$4,000	

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

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

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2028	* *	1	\$1,900	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : 2 Units						
	Distribution								
	Hot Wtr Piping/Pump	100%			2031	* *	4	\$200	
	Terminal Devices								
	Air Handler	100%			2018	\$20,100	1	\$2,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2031	* *	1		
	Conversion Equipment								
	Int Pkg Unit -	20%			2021	\$14,900	2		
	Heating/Cooling								
	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								
	Brass/Copper	100%			2033	* *	1		
	Water Heater								
	Gas Fired	100%			2021	\$900	2	\$100	
	Sanitary Piping								
	Cast Iron	100%	Now	\$3,200	LIFE	* *	1		
			Corroded, Extent : Moderate, Area Affected : 30%						
			Location : Throughout						
	Sump Pump(s)								
	Submersible	100%			2017	\$6,500	4	\$2,500	
	Fixtures								
	Generic	100%							

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

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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 : BRONX ZOO ELEPHANT HOUSE-#37
Address : BRONX RIVER PKWY & FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.370 / 2352 **Yr Built/Renovated** : 1905 / 1999
Area Sq Ft : 14,320 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 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



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 Estimates are rounded to the nearest hundred dollars.

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$5,200	
Masonry: Brick	3%	Now	\$1,600	LIFE	**	5	\$1,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Electrical Room Entrance</i>								
Masonry: Granite	5%			LIFE	**	5	\$1,300	
Masonry: Limestone	85%	Now	\$73,700	LIFE	**	5	\$21,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
Window Wall	5%			2033	**	5	\$6,300	
Windows								
Wood	100%			2031	**	5	\$5,200	
Parapets								
Masonry: Limestone	100%	Now	\$39,900	LIFE	**	5	\$6,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cornice</i>								
Roof								
Copper/Terne	80%			2051	**	10	\$61,500	
Skylight, Metal/Glass	20%	Now	\$97,100	2033	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior								
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	**			
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rhino Exhibit</i>								
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		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Over 600 Volts

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2033	* *	3		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 600 Amps Main Disconnect Switch							
	Transformers								
	Dry Type	100%			2028	* *	3	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 300 Kva, 4160 Hv - 480/277 Lv							
	Feeders								
	Cable	100%			2031	* *	1		
	Raceway								
	Conduit	100%			2033	* *	1		
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2033	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 200 Amps Main Disconnect Switch							
	Transformers								
	Dry Type	100%			2028	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 112 Kva, 480 Hv - 208/120 Lv, And One 15 Kva 480 Hv - 208/120 Lv							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2033	* *	5	\$400	
	Raceway								
	Conduit	100%			2033	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2031	* *	5		
	Molded Case Bkrs	95%			2031	* *	5	\$400	
	Wiring								
	Thermoplastic	100%			2033	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2028	* *	5	\$100	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2028	* *	1	\$4,400	
	Generators								
	Diesel	100%			2026	\$78,200	1	\$5,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 125 Kw							
	Batteries								
	Nickel Cadmium	100%			2017	\$1,600	5	\$3,200	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Main Tank	100%			2038	* *	5	\$400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 280 Gals							
Lighting									
	Interior Lighting								
	Fluorescent	75%			2023	\$150,600	10	\$10,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		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 Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	50%			2033	* *	1		
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : From Cogeneration Plant							
		Explanation : 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 Observation, Extent : Light, Area Affected : 50%							
		Location : Basement							
		Explanation : 2 Units							
	Distribution								
	Hot Wtr Piping/Pump	100%	0-2	\$8,000	2031	* *	4	\$700	
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : Basement							
	Terminal Devices								
	Air Handler	100%			2018	\$85,600	1	\$9,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,300	

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Estimates are rounded to the nearest hundred dollars.*

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	100%			2018	\$20,900	2	\$500	
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%	0-2	\$4,700	2021	\$47,400	1		
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
	HW Heat Exchanger								
	Low Temp	100%	0-2	\$500	2023	\$4,900	4	\$1,500	
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
	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%							

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Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 23-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



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO GIRAFFE BUILDING
Asset # : 2333

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Type	Type								
Exterior									
Exterior Walls									
	Concrete Masonry Unit	95%			LIFE	* *	5	\$11,100	
	Metal Panel	5%			2033	* *	5-10	\$6,400	
Windows									
	Aluminum	100%	0-2	\$4,800	2039	* *	5	\$100	
Glazing Clouded, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Unit Inoperable, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Parapets									
	Concrete Masonry Unit	95%			LIFE	* *	5	\$2,900	
	Metal Panel	5%			2033	* *	5	\$500	
Roof									
	Modified Bitumen	95%	Now	\$9,300	2023	\$93,000			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Seams Open/Split, Extent : Moderate, Area Affected : 10%									
Location : Over First Floor									
	Skylight, Metal/Glass	5%	0-2	\$12,400	2043	* *			
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Interior									
Floors									
	Cast in Place Concrete	35%			LIFE	* *	5	\$9,500	
	Panel/Paver: Cer/Brk	35%	0-2	\$10,000	2031	* *	5	\$4,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout Public Space									
	Quarry Tile	15%	0-2	\$5,200	2028	* *	5	\$1,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout Public Space									
	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	
	Wood	5%			LIFE	* *	5	\$5,400	

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

Under 600 Volts

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO GIRAFFE BUILDING
Asset # : 2333

Electrical		Current Repair		Future 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%			2023	\$2,500	5		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 100 Amps Main Disconnect Switch									
Transformers									
	Dry Type	100%			2036	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Outside The Building									
Explanation : One 45 Kva 480hv-208/120lv									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2023	\$79,200	5	\$200	
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		
Motor Controllers									
	Locally Mounted	100%			2021	\$28,800	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
Interior Lighting									
	Fluorescent	90%			2023	\$92,500	10	\$6,900	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-12 Lamps									
	Fluorescent	10%			2028	* *	10	\$800	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Wild Dog Exhibit									
Explanation : T-5 Lamps									
Egress Lighting									
	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			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO GIRAFFE BUILDING
Asset # : 2333

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	10%			2043	* *	1		
	Interruptible Gas/Dual Fuel	90%			2043	* *	1		
	Conversion Equipment								
	Furnace	10%			2028	* *	1	\$400	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Wild Dog Area, 1st Floor							
		Explanation : 1 Unit							
	Hot Water Boiler	90%			2021	\$16,400	1	\$3,700	
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	90%			2031	* *	4	\$400	
	No Component	10%							
	Terminal Devices								
	Air Handler	60%			2023	\$26,300	1	\$3,100	
	Convactor/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								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,600	
	Exhaust Fans								
	Interior	70%			2023	\$7,500	2	\$200	
	Roof	30%			2023	\$1,900	2	\$100	
Plumbing									
	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%							

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

Maintenance \$ are aggregated over a ten-year 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
Program / Asset # : DCA0005.430 / 2331 **Yr Built/Renovated** : 1935 / 2002
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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$28,600	LIFE	* *	5	\$2,600	1
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : West Entrance And East Stairs								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : West Entrance								
Masonry: Brick	75%	Now	\$34,500	LIFE	* *	5	\$3,900	
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Vegetation Growth, Extent : Severe, Area Affected : 25%								
Location : East Facade								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Near Basement Entrance								
Stucco Cement	10%			2028	* *	5	\$1,300	
Wood	5%	Now	\$4,000	2036	* *	5	\$700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : At Main Entrance								
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : At Main Entrance								
Windows								
Aluminum	35%			2031	* *	5	\$200	
Wood	65%	Now	\$8,400	2048	* *	5	\$1,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$400	
Masonry: Brick	95%	0-2	\$5,100	LIFE	* *	5	\$900	
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Roof								
Skylight, Plastic	3%			2028	* *	1		
Not Accessible	97%							

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO GRAPHICS BUILDING
Asset # : 2331

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	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/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Second Floor								
	Loose/Delam Surface, Extent : Moderate, Area Affected : 15%								
	Location : Second Floor								
Interior Walls									
	Cast in Place Concrete	5%			LIFE	* *			
	Concrete Masonry Unit	20%			LIFE	* *	5	\$100	
	Gypsum Board	35%			LIFE	* *	5	\$300	
	Masonry: Brick	40%			LIFE	* *			
Ceilings									
	Exposed Concrete	30%			LIFE	* *	5	\$200	
	Exposed Concrete	5%	Now	\$2,100	LIFE	* *	5		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Beam Over Second Floor Exit								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
	Location : Boiler Room								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Second Floor Offices								
	Gypsum Board	15%			LIFE	* *	5	\$600	
	Gypsum Board	10%	Now	\$700	LIFE	* *	5	\$400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : 2002 Addition								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : 2002 Addition								
	Plaster	40%	0-2	\$1,700	LIFE	* *	5	\$800	
	Water Penetration, Extent : Severe, Area Affected : 25%								
	Location : Along Perimeter Of Second Floor								

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	35%			2023	\$500	5		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 400 Amps Main Disconnect Switch							
Fused Disc Sw	35%			2023	\$500	5		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 200 Amps Main Disconnect Switch							
Fused Disc Sw	30%			2043	* *	5		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 200 Amps Main Disconnect 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%							
	Location : Electrical Room							
Raceway								
Conduit	80%			2023	\$24,500	1		
Conduit	20%			2033	* *	1		
Panelboards								
Fused Disc Sw	10%			2031	* *	5		
Molded Case Bkrs	50%			2022	\$7,300	5	\$100	
Molded Case Bkrs	40%			2031	* *	5	\$100	
Wiring								
Braided Cloth	30%	2-4	\$8,100	2048	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Thermoplastic	45%			2023	\$12,200	1		
Thermoplastic	20%			2033	* *	1		
Thermoplastic	5%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2021	\$14,800	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	90%			2023	\$65,000	10	\$1,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-12 Lamps							
Incandescent	10%			2023	\$7,200	2		

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2031	* *	4	\$100	
Terminal Devices								
Convactor/Radiator	100%			2028	* *	1	\$700	
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		
Conversion Equipment								
Ext Pkg Unit - Cooling	40%			2018	\$4,000	2	\$100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>								
<i>Location : Roof</i>								
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		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%	0-2	\$2,400	LIFE	* *	1		
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : Basement							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2033	* *	1-2		

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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 : 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



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 Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$5,600	
Masonry: Brick	80%	2-4	\$53,200	LIFE	**	5	\$18,000	
<i>Horizontal Cracks, Extent : Light, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : East Facade</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : East Facade</i>								
Metal Panel	10%			2033	**	5-10	\$15,500	
Window Wall	5%			2033	**	5	\$4,200	
Windows								
Metal Louvers	100%			2026	\$59,500	10	\$12,800	
Parapets								
Masonry: Brick	10%	Now	\$1,400	LIFE	**	5	\$100	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
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	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Exhibition Space</i>								
Traffic Topping	5%	Now	\$1,700	2033	**			
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Kitchen</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Kitchen</i>								
Interior								
Floors								
Carpet	35%			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								
Cast in Place Concrete	30%			LIFE	**			
Concrete Masonry Unit	40%			LIFE	**	5	\$6,700	
Glass: Special Gauge	10%			LIFE	**	1		
Plaster	20%			LIFE	**	5	\$2,500	

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

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

Interior

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

Over 600 Volts

Service Equipment

Fused Disc Sw	100%			2023	\$46,700	3	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Ratings Not Available</i>								

Transformers

Liquid Filled	100%			2021	\$134,200	3	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 4160hv-480/277lv, Kva Rating Not Available</i>								

Feeders

Cable	100%			2022	\$15,100	1		
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Raceway

Conduit	100%			2023	\$40,000	1		
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Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2033	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amps Main Disconnect Switch</i>								

Transformers

Dry Type	100%			2021	\$15,400	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st & 2nd Floor</i>								
<i>Explanation : One 30 Kva, 480hv-208/120lv & Three 15 Kva, 480hv-208/120lv</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2033	**	5	\$100	
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Raceway

Conduit	50%			2023	\$13,600	1		
Conduit	50%			2033	**	1		

Panelboards

Fused Disc Sw	5%			2031	**	5		
Fused Disc Sw	10%			2022	\$2,900	5		
Molded Case Bkrs	55%			2022	\$16,100	5	\$300	
Molded Case Bkrs	30%			2031	**	5	\$100	

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
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								
Diesel	100%			2026	\$71,500	1	\$7,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : One 235 Kw								
Batteries								
Nickel Cadmium	100%			2017	\$1,500	5	\$4,100	
Fuel Storage								
Day Tank	50%			2031	* *	5	\$1,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : One 25 Gals								
Main Tank	50%			2051	* *	5	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : One 5000 Gals								
Lighting								
Interior Lighting								
Fluorescent	30%			2023	\$67,300	10	\$5,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Incandescent	70%			2023	\$157,100	2	\$300	
Egress Lighting								
Emergency, Service	40%			2023	\$3,500	1		
Emergency, Battery	10%			2023	\$2,400	10	\$400	
Exit, Service	50%			2023	\$3,000	1		
Exterior Lighting								
HID	70%			2023	\$47,400	10		
Incandescent	30%			2023	\$17,200	2		
Alarm								
Fire/Smoke Detection								
Generic	100%			2028	* *	1-3	\$11,300	

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			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%			2023	\$86,100	1	\$10,100	
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Basement And Second Floor Fan Rooms							
Fan Coil Unit/Heat	10%			2023	\$26,600	1	\$600	
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Hallway And Vestibule							
Air Conditioning								
Energy Source								
Steam/HW System	100%			2043	* *	1		
Conversion Equipment								
Absorption	50%			2032	* *	1	\$9,800	
Chiller/Steam/HW								
Ext Pkg Unit - Cooling	10%			2028	* *	2	\$100	
No Component	40%							
Distribution								
Chilled Wtr Pipe/Pump	50%			2033	* *	4	\$700	
No Component	50%							
Terminal Devices								
Air Handler/Cool/Ht	100%			2023	\$45,200	1	\$11,200	
Heat Rejection								
Water Cool Tower	50%			2021	\$15,300	2	\$9,100	
	Corroded, Extent : Moderate, Area Affected : 100%							
	Location : Moderate Deterioration Evident							
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Adjacent To Cogen Plant							
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$10,100	
Exhaust Fans								
Interior	90%			2023	\$21,100	2	\$500	
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
Roof	10%			2023	\$1,400	2	\$100	
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Kitchen Roof							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	HW Heat Exchanger								
	Low Temp	100%			2033	* *	4	\$2,700	
	Sanitary Piping								
	Cast Iron	100%	Now	\$7,700	LIFE	* *	1		
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Basement							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2023	\$10,800	4	\$1,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Cogen Plant							
		Explanation : Units In Cogen Plant Serve Jungle World							
	Fixtures								
	Generic	100%							

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Estimates are rounded to the nearest hundred dollars.*

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

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

Print Date : 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
Program / Asset # : DCA0005.290 / 1576 **Yr Built/Renovated** : 1905 / 2008
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



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 Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 1576

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	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	**			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Above Lemur Exhibit								
Interior								
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%			2028	**	3	\$1,200	
Wood	5%			2051	**	5	\$5,900	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
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	**			
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		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Over 600 Volts

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

Asset # : 1576

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2049	**	3	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 600 Amps Main Disconnect Switch							
Transformers								
Dry Type	100%			2040	**	3	\$200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 750 Kva 4160 Hv - 480/277 Lv							
Feeders								
Cable	100%			2045	**	1		
Raceway								
Conduit	100%			2049	**	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2049	**	5	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 1200 Amps & One 800 Amps Main Disconnect Switch							
Molded Case Bkrs	50%			2049	**	5	\$500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Two 1000 Amps Main Disconnect Switch							
Transformers								
Dry Type	100%			2040	**	5	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 300 Kva & 112.5 Kva, 480 Hv - 208/120 Lv							
Switchgear / Switchboard								
Fused Disc Sw	10%			2049	**	5		
Molded Case Bkrs	90%			2049	**	5	\$1,000	
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2045	**	5	\$100	
Molded Case Bkrs	90%			2045	**	5	\$1,000	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2040	**	5	\$300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Mechanical Room							
	Explanation : 80% Of Controllers With Vfd And All Hookup To Bms							
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	

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

Asset # : 1576

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	\$12,400	
Generators								
Diesel	100%			2036	* *	1	\$15,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : One 600 Kw								
Batteries								
Nickel Cadmium	100%			2018	\$1,600	5	\$9,000	
Fuel Storage								
Main Tank	100%			2058	* *	5	\$1,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : One 1500 Gals								
Lighting								
Interior Lighting								
Fluorescent	90%			2031	* *	10	\$34,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	5%			2031	* *	10	\$1,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Lobby Hallway								
Explanation : T-5 Lamps								
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 Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								

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

Asset # : 1576

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	50%			2049	**	1		
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : From Co - Generation Plant							
		Explanation : Pre Heated Water For Back Up							
	Natural Gas	50%			2049	**	1		
Conversion Equipment									
	Hot Water Boiler	50%			2040	**	1	\$10,300	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Basement Mech Room							
		Explanation : 1 Unit							
	HTHW/HW Exchanger	50%			2036	**	2	\$1,300	
Distribution									
	Hot Wtr Piping/Pump	100%			2045	**	4	\$3,100	
Terminal Devices									
	Air Handler	90%			2031	**	1	\$23,300	
	Fan Coil Unit/Heat	10%			2031	**	1	\$1,400	
Air Conditioning									
	Energy Source								
	District C.W.	100%			2049	**	1		
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Basement Mech Room							
		Explanation : From Adjacent Building							
Conversion Equipment									
	Absorption Chiller/Steam/HW	100%			2036	**	1	\$45,200	
Distribution									
	Chilled Wtr Pipe/Pump	100%			2049	**	4	\$3,100	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2031	**	1	\$25,800	
Heat Rejection									
	Geothermal	100%			2058	**	1		
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$23,300	
Exhaust Fans									
	Interior	100%			2031	**	2	\$1,300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2049	**	1		
HW Heat Exchanger									
	HTHW/HW	100%			2049	**			
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Rigid Piping	100%			2028	**	4	\$1,600	

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

Asset # : 1576

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

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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 : BRONX ZOO MAINTENANCE / PEST CONTROL
Address : BRONX RIVER PKWY & FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.420 / 2353 **Yr Built/Renovated** : 1935 / 2010
Area Sq Ft : 12,600 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 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



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

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

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

Asset # : 2353

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Alum/Vinyl Siding	60%	Now	\$65,700	2049	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : This Is Actually Composition Siding								
Masonry: Granite	5%			LIFE	* *	5	\$300	
Stucco Cement	5%			2028	* *	5	\$800	
Wood	30%	Now	\$31,200	2028	* *	5	\$5,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : This Component Is Actually Wood Shingles								
Windows								
Aluminum	100%			2031	* *	5	\$600	
Roof								
Asphalt Shingle	95%			2032	* *	10	\$600	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout, 2010								
Skylight, Plastic	5%			2028	* *	1		
Interior								
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%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : 2nd Floor								
Explanation : Veterinarian Private Residence								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5		
Gypsum Board	25%			LIFE	* *	5	\$300	
Plaster	20%			LIFE	* *	5	\$100	
Plywood/Hardboard	25%			LIFE	* *			
Not Accessible	25%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : 2nd Floor								
Explanation : Veterinarian Private Residence								

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

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

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

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

Asset # : 2353

Architecture		Current Repair			Future Replacement		Maintenance		
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 Observation, Extent : Light, Area Affected : 0%

Location : 2nd Floor

Explanation : Veterinarian Private Residence

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2023		\$4,700	5		\$300
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : One 100 Amps Main Disconnect Switch

Raceway

Conduit	100%			2023		\$27,100	1		
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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
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Ground

Grounding Devices

Generic	100%	2-4		\$9,300	LIFE	* *	5		\$200
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Water Main

Explanation : Corroded

Lighting

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

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

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

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

Asset # : 2353

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

Lighting

Interior Lighting

Fluorescent

65%

2018

\$23,300

10

\$1,700

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

Location : Throughout The Building

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

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2033

* *

1

Conversion Equipment

Steam Boiler

100%

2021

\$13,800

1

\$2,900

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

Location : Basement

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

Location : Basement

Explanation : 1 Dual Fuel Steam Boiler

Distribution

Steam Piping/Pump

100%

2023

\$19,800

4

\$100

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

Location : Throughout

Terminal Devices

Convactor/Radiator

100%

2028

* *

1

\$900

Air Conditioning

Energy Source

Electricity

100%

2039

* *

1

Conversion Equipment

Window/Wall Unit

30%

2018

\$1,800

1

No Component

70%

Plumbing

H/C Water Piping

Brass/Copper

100%

2033

* *

1

Water Heater

Gas Fired

100%

2021

\$700

2

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

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

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

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

Asset # : 2353

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

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

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

Print Date : 23-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



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO MONORAIL MAINT. BLDG.
Asset # : 2326

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

Exterior

Exterior Walls

Cast in Place Concrete	5%			LIFE	* *	5	\$2,100	
Metal Panel	85%	0-2	\$2,500	2033	* *	5	\$13,200	

Corrosion/Rusting, Extent : Moderate, Area Affected : 10%

Location : At Building Base

Metal Coiling Doors	10%			2028	* *	5	\$2,600	
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Roof

Metal Panel	100%	Now	\$15,000	2028	* *			
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Corrosion/Rusting, Extent : Moderate, Area Affected : 10%

Location : Throughout

Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%

Location : Along Perimeter

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Along Perimeter

Interior

Floors

Cast in Place Concrete	100%			LIFE	* *	5	\$16,700	
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Interior Walls

Metal Panel	100%			LIFE	* *			
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Ceilings

Metal Panel	100%	0-2	\$6,200	LIFE	* *	5	\$9,500	
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Deteriorated Finish, Extent : Moderate, Area Affected : 5%

Location : Bathroom

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Along Perimeter, Above Bathroom

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

Over 600 Volts

Service Equipment

Not Accessible	100%							
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Transformers

Not Accessible	100%							
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Feeders

Not Accessible	100%							
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Raceway

Not Accessible	100%							
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Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2023	\$1,400	5		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 400 Amps & Two 200 Amps Main Disconnect Switch

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO MONORAIL MAINT. BLDG.
Asset # : 2326

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2021	\$15,400	5		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 112.5 Kva, 480hv-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 : Moderate, Area Affected : 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		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2043	* *	1		
Terminal Devices									
	Fan Coil Unit/Heat	100%			2023	\$74,600	1	\$1,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Electric Unit Heaters									
Air Conditioning									

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO MONORAIL MAINT. BLDG.
Asset # : 2326

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

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

Maintenance \$ are aggregated over a ten-year 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 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	\$1,700	\$10,500		
Electrical		\$100		
Total	\$1,700	\$10,600		
Importance Code A	\$1,700	\$10,500		
Importance Code B		\$100		
Total	\$1,700	\$10,600		



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO MONORAIL SHELTER
Asset # : 2325

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Wood	5%	0-2	\$1,700	2028	* *	5	\$900	
		Dry Rot/Decay, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Exposed Structural Wood Columns That Support The Canopy Roof - No Actual Walls							
	No Component	95%							
Roof									
	Metal Panel	100%			2028	* *	10	\$10,500	
Interior									
	Ceilings								
	Exposed Struc: Wood	100%	0-2	\$40,900	LIFE	* *			
		Dry Rot/Decay, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		

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

Maintenance \$ are aggregated over a ten-year 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



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO OPERATIONS
Asset # : 2189

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

Exterior

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	
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Crack/Balnc Not Funct, Extent : Moderate, Area Affected : 15%

Location : Throughout

Steel	2%			2031	**	5		
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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	

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Above 2nd Floor Offices

Interior

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%	Now	\$1,700	2036	**	5	\$500	
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Staining/Discoloring, Extent : Moderate, Area Affected : 15%

Location : 2nd Floor Offices

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : 2nd Floor Offices

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2023	\$1,400	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 200 Amps Main Disconnect Switch

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO OPERATIONS
Asset # : 2189

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	3%			2031	* *	10		
Incandescent	3%			2018	\$100	2		
Exterior Lighting								
HID	100%			2028	* *	10		

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2033	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2021	\$1,600	1	\$400	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjoining Garage</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2031	* *	4		
Terminal Devices								
Convactor/Radiator	90%			2028	* *	1	\$200	
Unit Heater-Stm/HW	10%			2023	\$500	4		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjoining Garage</i>								
<i>Explanation : Serves Garage Space</i>								
Air Conditioning								

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO OPERATIONS
Asset # : 2189

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

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

Maintenance \$ are aggregated over a ten-year 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 PHEASANT AVIARY
Address : BRONX RIVER PKWY & FORDHAM RD EAST OF SOUTHERN BLVD.GATE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.540 / 2192 **Yr Built/Renovated** : 1935 / 2004
Area Sq Ft : 7,500 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 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



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

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

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

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

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

Exterior**Exterior Walls**

Cast in Place Concrete	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	

*Deteriorated Finish, Extent : Moderate, Area Affected : 45%**Location : Eaves And Trims**Split/Cracked, Extent : Light, Area Affected : 20%**Location : At Eaves***Windows**

Aluminum	75%			2039	**	5		\$1,100	
Wood	25%	Now	\$1,000	2022	\$10,000	5		\$1,800	

*Deteriorated Finish, Extent : Moderate, Area Affected : 5%**Location : Throughout**Split/Cracked, Extent : Moderate, Area Affected : 5%**Location : Throughout**Unit Inoperable, Extent : Moderate, Area Affected : 10%**Location : Throughout***Roof**

Asphalt Shingle	95%			2026	\$51,400	10		\$2,600	
Skylight, Plastic	5%			2028	**	1			

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

Under 600 Volts**Service Equipment**

Fused Disc Sw	50%			2023	\$1,200	5			
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Outside**Explanation : One 100 Amps Main Disconnect Switch*

Molded Case Bkrs	50%			2023	\$1,200	5		\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 125 Amps Main Disconnect Switch*

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

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2028	* *	5		
Other Observation, Extent : Moderate, Area Affected : 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, Extent : Moderate, Area Affected : 100%									
Location : Water Main									
Explanation : Corroded									
Lighting									
Interior Lighting									
	Fluorescent	100%			2018	\$106,400	10	\$7,900	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-12 Lamps									
Exterior Lighting									
	Incandescent	100%			2018	\$23,500	2		
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source									
	Fuel Oil No 2	100%			2033	* *	5	\$2,700	
Conversion Equipment									
	Hot Water Boiler	100%			2028	* *	1	\$4,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st Floor Boiler Room									
Explanation : 1 Unit									
Distribution									
	Hot Wtr Piping/Pump	100%			2031	* *	4	\$400	
Terminal Devices									
	Convactor/Radiator	50%			2036	* *	1	\$1,400	
	Fan Coil Unit/Heat	50%			2023	\$63,000	1	\$1,400	
Air Conditioning									
Energy Source									
	Electricity	100%			2031	* *	1		

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Window/Wall Unit	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		

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

Maintenance \$ are aggregated over a ten-year 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 PRIMATES BUILDING-#36
Address : BRONX RIVER PKWY & FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.360 / 2351 **Yr Built/Renovated** : 1901 / 1999
Area Sq Ft : 15,108 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 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



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Fiberglass Panel	10%			2026	\$27,600	5	\$13,200		
Masonry: Brick	65%	0-2	\$112,400	LIFE	* *	5	\$22,900		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : North And South Facade Between Brick And Limestone									
Masonry: Granite	5%			LIFE	* *	5	\$1,300		
Masonry: Limestone	15%	Now	\$68,600	LIFE	* *	5	\$4,000		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : North And South Facade Between Brick And Limestone									
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : West And East Facade									
Stucco Cement	5%			2028	* *	5	\$4,400		
Windows									
Aluminum	100%			2039	* *	5	\$600		
Parapets									
Masonry: Limestone	100%	0-2	\$42,100	LIFE	* *	5	\$6,300		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
Roof									
Copper/Terne	90%	0-2	\$41,900	2038	* *				
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : At Dome									
Fiberglass Panel	10%			2026	\$16,200	1			
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	* *	5	\$5,100		
Terrazzo	90%	Now	\$1,049,200	LIFE	* *	5	\$16,500		
Deflection Evident, Extent : Severe, Area Affected : 15%									
Location : Throughout Main Public Corridor									
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : Throughout Animal Cages									
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Explanation : Exhibit Is Closed To Public Due To Failing Floor Condition									
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			
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Throughout Animal Exhibits									
Masonry: Brick	5%			LIFE	* *				
Plaster	25%			LIFE	* *	5	\$2,400		
SGFT/Glazed Masonry	40%			LIFE	* *				

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	80%	0-2	\$16,200	2036	* *	5	\$11,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Exhibit								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Exhibit								
Exposed Concrete	10%	0-2	\$8,100	LIFE	* *	5	\$400	
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : North And South End Of Basement								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : South And North End Of Basement								
Plaster	10%	0-2	\$1,600	LIFE	* *	5	\$1,500	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Office								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2043	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 200 Amps Main Disconnect Switch								
Fused Disc Sw	50%			2023	\$2,600	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 100 Amps Main Disconnect 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 Aged, Extent : Moderate, Area Affected : 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 Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Ground

Grounding Devices

Generic

100% 0-2 \$10,200 LIFE * * 5 \$200
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Water Main
Explanation : Corroded

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

Heating

Energy Source

HTHW/HW

50% 2033 * * 1
Other Observation, Extent : Light, Area Affected : 50%
Location : From Cogeneration Plant
Explanation : Back-up

Interruptible Gas/Dual Fuel

50% 2033 * * 1

Conversion Equipment

Heat Exchanger

50% 2026 \$1,800 1 \$3,900

Hot Water Boiler

50% 2021 \$18,800 1 \$3,900

Other Observation, Extent : Light, Area Affected : 50%
Location : Basement
Explanation : 1 Unit

Distribution

Hot Wtr Piping/Pump

100% 2022 \$84,200 4 \$1,200

Terminal Devices

Air Handler

40% 2023 \$36,100 1 \$3,900

Convactor/Radiator

30% 2021 \$11,700 1 \$1,500

Fan Coil Unit/Heat

30% 2023 \$75,300 1 \$1,500

Air Conditioning

Energy Source

Electricity

100% 2031 * * 1

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

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	40%			2021	\$133,500	2	\$400	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Basement							
		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%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Units Are Located In The Attic Which Was Not Accessible							
Plumbing									
	H/C Water Piping								
	Brass/Copper	70%			2023	\$35,000	1		
	Galv Iron/Steel	30%	Now	\$1,500	2021	\$15,000	1		
		Corroded, Extent : Severe, Area Affected : 30%							
		Location : Basement							
	Water Heater								
	Electric	50%			2021	\$1,300	4	\$100	
	Gas Fired	50%			2021	\$1,900	2	\$100	
	HW Heat Exchanger								
	HTHW/HW	100%			2033	* *			
	Sanitary Piping								
	Cast Iron	100%	0-2	\$3,600	LIFE	* *	1		
		Corroded, Extent : Moderate, Area Affected : 30%							
		Location : Various Areas							
	Fixtures								
	Generic	100%							

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

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

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

Print Date : 23-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



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

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

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

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

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

Exterior

Exterior Walls

Masonry: Brick	75%			LIFE		* *	5	\$16,300	
Masonry: Brick	25%			LIFE		* *	5	\$5,400	

Windows

Wood	100%	Now	\$30,300	2048		* *	5	\$5,500	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									

Parapets

Glazed Ceramic Panel	5%			2033		* *	5-10	\$2,100	
Masonry: Brick	10%			LIFE		* *	5	\$400	
No Component	85%								

Roof

Roll Roofing	100%	0-2	\$4,900	2019	\$49,400		5	\$10,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout</i>									

Interior

Floors

Cast in Place Concrete	100%			LIFE		* *	5	\$21,400	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>									
<i>Location : Basement</i>									

Interior Walls

Masonry: Brick	100%			LIFE		* *			
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Ceilings

Exposed Concrete	100%			LIFE		* *	5	\$1,500	
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2023	\$1,400		5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 200 Amps Main Disconnect Switch</i>									

Raceway

Conduit	90%			2023	\$3,300		1		
Conduit	10%			2043	* *		1		

Panelboards

Fused Disc Sw	10%			2022	\$700		5		
Molded Case Bkrs	60%			2022	\$4,400		5	\$100	
Molded Case Bkrs	30%			2039	* *		5		

Wiring

Thermoplastic	70%			2023	\$5,600		1		
Thermoplastic	30%			2043	* *		1		

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2021	\$7,000	5		
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$9,300	LIFE	* *	5	\$100	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Water Main							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	70%			2023	\$23,400	10	\$4,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 1st & 2nd Floor							
		Explanation : T-12 Lamps							
	Fluorescent	30%			2018	\$10,000	10	\$1,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : T-12 Lamps							
Exterior Lighting									
	HID	100%			2018	\$21,000	10		

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2033	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2028	* *	1	\$6,500	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Gas Fired Steam Boiler							
Distribution									
	Steam Piping/Pump	100%			2033	* *	4	\$500	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Gravity Return Condensate System							

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	75%			2028	* *	1	\$1,600	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Unit Heater-Stm/HW	25%			2018	\$10,300	4	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Carpenter Shop							
		Explanation : Approaching End Of Useful Life							
Ventilation									
	Exhaust Fans								
	Wall Unit	100%			2018	\$9,700	2	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Carpenter Shop							
		Explanation : Approaching End Of Useful Life							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	* *	1		
	Water Heater								
	Gas Fired	100%			2022	\$1,500	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Fixtures									
	Generic	100%							

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

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

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

Print Date : 23-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



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

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

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

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

Asset # : 2359

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	55%			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		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : South Facade									
Wood	5%			2028	* *	5	\$6,800		
Windows									
Wood	100%	Now	\$11,700	2048	* *	5	\$2,100		
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Split/Cracked, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Roof									
Asphalt Shingle	90%			2026	\$75,200	10	\$3,700		
Metal, Corrugated	10%	0-2	\$2,100	2036	* *	1			
Ponding, Extent : Moderate, Area Affected : 10%									
Location : Over Corridor To Outdoor Exhibits									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Over Corridor To Outdoor Exhibits									
Interior									
Floors									
Carpet	30%			2019	\$67,400	3	\$8,100		
Cast in Place Concrete	50%			LIFE	* *	5	\$19,700		
Panel/Paver: Cer/Brk	10%			2031	* *	5	\$4,100		
Terrazzo	10%	2-4	\$4,100	LIFE	* *	5	\$1,400		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Lobby									
Interior Walls									
Ceramic Tile	5%			2026	\$33,200	5	\$1,200		
Fabric on Framing	40%			2021	\$980,600	5	\$4,900		
Plaster	45%			LIFE	* *	5	\$3,300		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Kitchen									
Paint Peeling, Extent : Light, Area Affected : 5%									
Location : Kitchen									
Plywood/Hardboard	10%			LIFE	* *				

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

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

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

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

Asset # : 2359

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

Interior

Ceilings

Exposed Concrete	10%	Now	\$17,000	LIFE	**	5	\$300
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Cracking/Crumbling, Extent : Severe, Area Affected : 50%

Location : Throughout Basement

Exposed Reinforcement, Extent : Severe, Area Affected : 35%

Location : Throughout Basement

Exposed Struc: Wood	5%			LIFE	**		
Plaster	50%			LIFE	**	5	\$5,600

Paint Peeling, Extent : Light, Area Affected : 10%

Location : Kitchen

Wood	5%			LIFE	**	5	\$7,900
No Component	30%						

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2043	**	5	\$100
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Other Observation, Extent : Moderate, Area Affected : 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
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Ground

Grounding Devices

Not Accessible	100%						
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Lighting

Interior Lighting

Fluorescent	15%			2023	\$22,300	10	\$1,700
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : T-12 Lamps

Incandescent	85%			2018	\$126,300	2	\$200
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Exterior Lighting

Incandescent	100%			2018	\$36,300	2	
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.*

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO SMALL MAMMALS BLDG./MOUSE HOUSE
Asset # : 2359

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source									
Natural Gas	100%			2033	* *	1			
Conversion Equipment									
Hot Water Boiler	100%			2036	* *	1	\$6,000		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 1 Working Unit And One Obsolete Unit Remaining In Boiler Room								
Distribution									
Hot Wtr Piping/Pump	100%	Now	\$17,700	2031	* *	4	\$600		
	Corroded, Extent : Severe, Area Affected : 80%								
	Location : Various Locations								
	Insul. Deteriorating, Extent : Moderate, Area Affected : 40%								
	Location : Boiler Room								
Terminal Devices									
Convactor/Radiator	100%			2021	\$27,300	1	\$3,900		
Air Conditioning									
Energy Source									
Electricity	100%			2031	* *	1			
Conversion Equipment									
Window/Wall Unit	30%			2018	\$7,200	1			
	Other Observation, Extent : Light, Area Affected : 30%								
	Location : 1st Floor Office								
	Explanation : 2 Units								
No Component	70%								
Ventilation									
Exhaust Fans									
Interior	100%			2018	\$15,500	2	\$400		
Plumbing									
H/C Water Piping									
Brass/Copper	100%	Now	\$10,500	2033	* *	1			
	Corroded, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Water Heater									
Gas Fired	100%			2021	\$2,700	2	\$200		
Sanitary Piping									
Cast Iron	100%	Now	\$7,700	LIFE	* *	1			
	Corroded, Extent : Severe, Area Affected : 75%								
	Location : Basement								
Storm Drain Piping									
Cast Iron	100%	Now	\$1,600	LIFE	* *	1			
	Cracked, Extent : Moderate, Area Affected : 10%								
	Location : Basement								
Fixtures									
Generic	100%								

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

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

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

Print Date : 23-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	\$6,300	\$5,100		
Interior Architecture				
Electrical				
Total	\$6,300	\$5,200		
Importance Code A	\$6,300	\$5,100		
Importance Code B				
Importance Code C				
Total	\$6,300	\$5,200		



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

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

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

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

Asset # : 2187

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	25%			LIFE	* *	5	\$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	
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	Wood Overhead Doors	30%	0-2	\$3,200	2028	* *	5	\$5,200	
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%									
Location : Throughout Storage Area									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Storage Area									
Explanation : These Are Actually Large Sliding Doors									
	No Component	5%							
Windows									
	Wood	5%	Now	\$700	2048	* *	5	\$100	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
	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%	0-2	\$700	2023	\$14,000			
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Over Storage Area									
Interior									
Interior Walls									
	Wood	10%			LIFE	* *	5	\$1,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : In Storage Area									
Explanation : Temporary Partitions									
	No Component	90%							
Ceilings									
	Exposed Struc: Wood	100%			LIFE	* *			
Electrical									
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	100%			2033	* *	1		

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

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

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

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

Asset # : 2187

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
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		

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

Maintenance \$ are aggregated over a ten-year 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 TERRACE CAFE
Address : BRONX RIVER PKWY & FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.210 / 2177 **Yr Built/Renovated** : 1964 / 2000
Area Sq Ft : 2,700 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 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



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

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

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

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

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

Exterior

Exterior Walls

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%		2043	**	5	\$100
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 600 Amps Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%		2043	**	5	\$100
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Raceway

Conduit	100%		2043	**	1	
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Panelboards

Fused Disc Sw	5%		2039	**	5	
Molded Case Bkrs	95%		2039	**	5	\$100

Wiring

Thermoplastic	100%		2043	**	1	
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Motor Controllers

Locally Mounted	100%		2036	**	5	
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Ground

Grounding Devices

Generic	100%		LIFE	**	5	
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Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	90%			2028	* *	10	\$2,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
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		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2043	* *	1		
Conversion Equipment Furnace	100%			2028	* *	1	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Attic</i>								
<i>Explanation : 5 Interior Package Units - Combination A C And Furnace</i>								
Air Conditioning								
Energy Source Electricity	100%			2039	* *	1		
Conversion Equipment Int Pkg Unit - Heating/Cooling	100%			2024	\$48,400	2	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Attic</i>								
<i>Explanation : 5 Units</i>								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$1,400	
Exhaust Fans Roof	100%			2023	\$1,900	2	\$100	
Plumbing								
H/C Water Piping Brass/Copper	100%			2043	* *	1		
Water Heater Gas Fired	100%			2021	\$600	2		

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

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

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

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

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

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

Maintenance \$ are aggregated over a ten-year 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 WEST ADMINISTRATION BUILDING
Address : BRONX RIVER PKWY & FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.330 / 2349 **Yr Built/Renovated** : 1905 / 1999
Area Sq Ft : 27,720 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 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



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

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

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

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

Asset # : 2349

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	50%			LIFE	**	5	\$52,900	
	Masonry: Limestone	15%	Now	\$205,900	LIFE	**	5	\$11,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : West Facade								
	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 Inoperable, Extent : Moderate, Area Affected : 5%								
	Location : West Side 2nd Floor								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : West Side 2nd Floor								
	Wood	25%			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	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Throughout East And West Wings								
Interior									
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	**			
	Wood	10%			LIFE	**	5	\$4,700	
Ceilings									
	AcousTileConcealSpLn	10%			2028	**	5	\$6,000	
	AcousTileSusp.Lay-In	55%			2028	**	5	\$26,200	
	Exposed Struc: Steel	20%			LIFE	**			
	Gypsum Board	10%			LIFE	**	5	\$6,000	
	Plaster	5%			LIFE	**	5	\$1,500	

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

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

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

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

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

Asset # : 2349

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2043	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Three 800 Amps Main Disconnect Switch							
	Transformers								
	Dry Type	100%			2036	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical & Boiler Room							
		Explanation : One 225 Kva 480hv-208/120lv And One 45 Kva 480hv-208/120lv							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2043	* *	5	\$100	
	Raceway								
	Conduit	100%			2043	* *	1		
	Panelboards								
	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	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2040	* *	1	\$8,500	
	Generators								
	Diesel	100%			2036	* *	1	\$10,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 125 Kw							
	Batteries								
	Lead/Acid	100%			2018	\$1,600	5	\$1,000	
	Fuel Storage								
	Main Tank	100%			2058	* *	5	\$900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 335 Gals							
Lighting									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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**DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WEST ADMINISTRATION BUILDING**

Asset # : 2349

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

Lighting

Interior Lighting

Fluorescent

40%

2031

* *

10

\$11,700

Other Observation, Extent : Moderate, Area Affected : 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

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

Heating

Energy Source

HTHW/HW

50%

2033

* *

1

Interruptible Gas/Dual

50%

2043

* *

1

Fuel

Conversion Equipment

Heat Exchanger

50%

0-2

\$1,100

2026

\$3,600

1

\$7,100

Corroded, Extent : Moderate, Area Affected : 15%

Location : Basement Boiler Room

Hot Water Boiler

50%

2028

* *

1

\$7,900

Other Observation, Extent : Light, Area Affected : 50%

Location : Basement Boiler Room

Explanation : 1 Units

Distribution

Hot Wtr Piping/Pump

100%

2039

* *

4

\$1,600

Terminal Devices

Air Handler

50%

2023

\$91,800

1

\$9,800

Convactor/Radiator

50%

2036

* *

1

\$5,100

Air Conditioning

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

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

Asset # : 2349

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	5%			2039	* *	1		
	Steam/HW System	95%			2043	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : From Cogeneration Plant							
		Explanation : Hthw							
Conversion Equipment									
	Absorption	95%			2032	* *	1	\$32,700	
	Chiller/Steam/HW								
	Int Pkg Unit - Heating/Cooling	5%			2021	\$33,900	2	\$100	
Distribution									
	Chilled Wtr Pipe/Pump	100%			2043	* *	4	\$1,600	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2023	\$144,600	1	\$19,700	
Heat Rejection									
	Water Cool Tower	100%	Now	\$9,800	2021	\$97,700	2	\$25,600	
		Leak Evident, Extent : Moderate, Area Affected : 15%							
		Location : Seals Of The Unit							
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	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B, 1, 2							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2049	* *	1-5	\$16,100	

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

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

Asset # : 2349

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Sprinkler									
	Generic	100%			2043	* *	1-2	\$8,900	

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

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

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

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
Program / Asset # : DCA0005.900 / 2362 **Yr Built/Renovated** : 1972 / 2004
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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	100%	Now	\$894,500	LIFE	* *	5	\$69,500	
	Vegetation Growth, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Other Observation, Extent : Severe, Area Affected : 50%							
	Location : Within Wall System							
	Explanation : Suspect Problem With Metal Masonry Ties							
Windows								
Aluminum	100%			2031	* *	5	\$5,600	
Parapets								
Concrete Masonry Unit	90%	Now	\$90,600	LIFE	* *	5	\$20,100	
	Vegetation Growth, Extent : Moderate, Area Affected : 25%							
	Location : Throughout, Inside Face							
	Water Penetration, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
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%	Now	\$178,800	LIFE	* *	5	\$208,500	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%							
	Location : Over Exhibits							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Over Exhibition							
Traffic Topping	60%	Now	\$222,800	2033	* *			
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Over Exhibits							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Interior								
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	
Glass: Special Gauge	20%			LIFE	* *	1		
Plaster	30%			LIFE	* *	5	\$1,100	

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

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

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

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	50%				2040	* *	5	\$25,000	
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Recent Installation, Extent : Light, Area Affected : 100%

Location : Throughout Exhibits, 2011

Exposed Concrete	25%				LIFE	* *	5	\$2,000	
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Water Penetration, Extent : Moderate, Area Affected : 5%

Location : Second Floor Exhibit

Wood	25%				LIFE	* *	5	\$109,500	
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Over 600 Volts

Service Equipment

Fused Disc Sw	100%				2023	\$46,700	3	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Outside

Explanation : One 600 Amps Main Disconnect Switch

Transformers

Dry Type	100%				2021	\$134,200	3	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Outside The Building

Explanation : One 500 Kva, 4160hv-480/277lv

Feeders

Cable	100%				2022	\$15,100	1		
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Raceway

Conduit	100%				2023	\$40,000	1		
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Under 600 Volts

Service Equipment

Fused Disc Sw	100%				2023	\$8,100	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 1600 Amps Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%				2023	\$119,300	5	\$100	
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Raceway

Conduit	100%				2023	\$57,900	1		
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Panelboards

Fused Disc Sw	10%				2022	\$5,800	5	\$100	
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Molded Case Bkrs	90%				2022	\$52,600	5	\$700	
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Wiring

Thermoplastic	100%				2023	\$79,300	1		
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Motor Controllers

Locally Mounted	20%				2021	\$5,800	5		
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Motor Control Center	80%				2021	\$44,300	5	\$600	
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Ground

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 : Moderate, Area Affected : 100%								
	Location : Outside The Building								
	Explanation : One 88 Kw								
	Batteries								
	Lead/Acid	100%			2017	\$1,500	5	\$1,100	
	Fuel Storage								
	Main Tank	100%			2051	* *	5	\$1,000	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Outside								
	Explanation : One 175 Gals								
Lighting									
	Interior Lighting								
	Fluorescent	40%			2028	* *	10	\$12,300	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Offices								
	Explanation : T-12 Lamps								
	Fluorescent	60%			2023	\$247,800	10	\$18,400	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Compact Flourescent Lamps								
	Egress Lighting								
	Emergency, Service	50%			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		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	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 Mechanical Room								
	Explanation : Absorbers Boilers Supplement Hot Water Loop								

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

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Distribution									
Hot Wtr Piping/Pump	100%			2039	**	4	\$1,600		
Terminal Devices									
Air Handler	80%			2023	\$140,900	1	\$16,500		
	On Extended Life, Extent : Light, Area Affected : 100%								
	Location : First Floor Fan Room And Roof								
Convactor/Radiator	20%			2028	**	1	\$2,200		
Air Conditioning									
Energy Source									
Natural Gas	100%			2043	**	1			
Conversion Equipment									
Absorption	100%			2028	**	1	\$36,200		
Chiller/Direct Fire									
Distribution									
Chilled Wtr Pipe/Pump	100%			2043	**	4	\$1,600		
Terminal Devices									
Air Handler/Cool/Ht	100%			2023	\$138,700	1	\$20,700		
	Corroded, Extent : Moderate, Area Affected : 100%								
	Location : Roof, Moderate Evidence Of Corosion								
Heat Rejection									
Water Cool Tower	5%	0-2	\$4,700	2028	**	2	\$1,300		
	Corroded, Extent : Moderate, Area Affected : 100%								
	Location : Moderate Evidence Of Corosion								
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, Extent : Moderate, Area Affected : 100%								
	Location : Roof								
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2043	**	1			
Water Heater									
Electric	50%			2021	\$2,500	4	\$100		
Gas Fired	50%			2018	\$3,800	2	\$200		
Sanitary Piping									
Cast Iron	100%			LIFE	**	1			
Storm Drain Piping									
Cast Iron	100%			LIFE	**	1			
Backflow Preventer									
Generic	100%			2028	**	1	\$2,100		
Fixtures									
Generic	100%								

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

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

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

Print Date : 23-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
Program / Asset # : DCA0005.640 / 2334 **Yr Built/Renovated** : 1969 / 2006
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



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

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

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

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

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

Exterior

Exterior Walls

Cast in Place Concrete	10%			LIFE		**	5	\$2,500	
Pre-Cast Concrete	90%	Now	\$14,400	LIFE		**	5	\$14,500	

Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Throughout

Spalling, Extent : Moderate, Area Affected : 15%

Location : Throughout Panels

Water Penetration, Extent : Moderate, Area Affected : 20%

Location : Throughout

Other Observation, Extent : Moderate, Area Affected : 5%

Location : Underside Of Panels

Explanation : Exposed Rebar

Parapets

Pre-Cast Concrete	100%			LIFE		**	5	\$1,100	
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Roof

Single Ply Membrane	100%			2028		**	10	\$12,900	
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Interior

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

Over 600 Volts

Transformers

Liquid Filled	100%			2028		**	3	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Outside

Explanation : One 500 Kva, 4160hv-208/120lv

Feeders

Cable	100%			2031		**	1		
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Raceway

Conduit	100%			2033		**	1		
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Under 600 Volts

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

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	70%			2023	\$1,700	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 400 Amps Main Disconnect Switch							
	Fused Disc Sw	30%			2033	* *	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Amps Main Disconnect 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, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	20%			2033	* *	1		
	Thermoplastic	30%			2023	\$5,400	1		
Motor Controllers									
	Locally Mounted	100%			2021	\$28,800	5	\$100	
Ground									
Grounding Devices									
	Generic	100%	0-2	\$9,300	LIFE	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : Corroded And Connected To Main Water Pipe							
Stand-by Power									
Transfer Switches									
	Automatic	100%			2036	* *	1	\$3,000	
Generators									
	Diesel	100%			2032	* *	1	\$3,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside The Building							
		Explanation : One 125 Kw							
Batteries									
	Lead/Acid	100%			2017	\$1,500	5	\$400	

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	50%			2039	* *	5	\$500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : One 30 Gals</i>							
Main Tank	50%			2038	* *	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	25%			2018	\$17,800	10	\$1,300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Offices</i>							
	<i>Explanation : T-12 Lamps</i>							
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		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	50%			2033	* *	1		
Natural Gas	50%			2033	* *	1		
Conversion Equipment								
Heat Exchanger	50%			2019	\$600	1	\$1,400	
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : 1st Floor Boiler Room</i>							
	<i>Explanation : 1 Unit</i>							
Hot Water Boiler	50%			2021	\$6,300	1	\$1,400	
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : 1st Floor Boiler Room</i>							
	<i>Explanation : 1 Unit</i>							
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$2,800	2031	* *	4	\$300	
	<i>Corroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : 1st Floor Boiler Room</i>							
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		

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Estimates are rounded to the nearest hundred dollars.*

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	30%			2031	* *	1	\$800	
	No Component	70%							
	Distribution								
	Chilled Wtr Pipe/Pump	30%			2043	* *	4	\$100	
	No Component	70%							
	Terminal Devices								
	Air Handler/Cool/Ht	30%			2018	\$2,200	1	\$1,100	
	No Component	70%							
	Heat Rejection								
	Air Condenser Unit	30%			2031	* *	2	\$1,200	
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	4+	\$2,400	LIFE	* *	2-5	\$3,200	
		Needs Cleaning, Extent : Moderate, Area Affected : 70%							
		Location : Throughout							
	Exhaust Fans								
	Interior	50%			2018	\$3,100	2	\$100	
	Not Accessible	50%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	2-4	\$1,700	2033	* *	1		
		Corroded, Extent : Moderate, Area Affected : 2%							
		Location : Water Main							
	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	100%							
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout							

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

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

Print Date : 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
Program / Asset # : DCA0005.710 / 2335 **Yr Built/Renovated** : 1900 / 2012
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		\$81,600
Electrical		\$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



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 Estimates are rounded to the nearest hundred dollars.

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WORLD OF REPTILES
Asset # : 2335

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	10%			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		
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Window At North Facade									
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	* *				
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%									
Location : Throughout Gutters									
Single Ply Membrane	5%	0-2	\$200	2023	\$4,000				
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Over Trailer Offices									
Skylight, Plastic	5%	0-2	\$5,500	2028	* *	1			
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Above Locker Room									
Sloped Glazing	25%			LIFE	* *	5	\$81,600		
Interior									
Floors									
Carpet	35%			2025	\$77,300	3	\$9,300		
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Throughout Public Space, 2012									
Cast in Place Concrete	20%			LIFE	* *	5	\$7,700		
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : Basement									
Explanation : Ground 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		

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WORLD OF REPTILES
Asset # : 2335

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
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, 2012									
	Gypsum Board	10%			LIFE	* *	5	\$1,500	
	Gypsum Board	10%			LIFE	* *	5	\$1,500	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout Public Space, 2012									
	Masonry: Brick	20%	0-2	\$18,500	LIFE	* *			
Spalling, Extent : Moderate, Area Affected : 15%									
Location : First Floor North Corridor									
	Plaster	40%	2-4	\$3,800	LIFE	* *	5	\$2,900	
Paint Peeling, Extent : Moderate, Area Affected : 10%									
Location : First Floor North Corridor									
Ceilings									
	AcousTileSusp.Lay-In	20%	0-2	\$2,800	2028	* *	5	\$1,800	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%									
Location : Office Trailers									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Office Trailers									
	Exposed Struc: Steel	25%			LIFE	* *			
	Gypsum Board	25%	0-2	\$2,200	LIFE	* *	5	\$5,500	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Locker Room									
	Plaster	30%	2-4	\$6,800	LIFE	* *	5	\$3,300	
Paint Peeling, Extent : Moderate, Area Affected : 10%									
Location : North Corridor									

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Service Equipment								
	Not Accessible	100%							
	Transformers								
	Not Accessible	100%							
	Feeders								
	Not Accessible	100%							
	Raceway								
	Not Accessible	100%							
Under 600 Volts									

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WORLD OF REPTILES
Asset # : 2335

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Type	Type								
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	100%			2043	* *	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Outside									
Explanation : One 1200 Amps Main Disconnect Switch									
Switchgear / Switchboard									
	Air Circuit Breaker	100%			2043	* *	5	\$100	
Raceway									
	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									
	Locally Mounted	100%			2021	\$28,800	5	\$100	
Ground									
Grounding Devices									
	Not Accessible	100%							
Stand-by Power									
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 Building									
Explanation : One 136 Kw									
Batteries									
	Lead/Acid	100%			2017	\$1,500	5	\$400	
Fuel Storage									
	Main Tank	100%			2051	* *	5	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Outside The Building									
Explanation : One 225 Gals									
Lighting									
Interior Lighting									
	Fluorescent	40%			2023	\$58,400	10	\$4,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-12 Lamps									
	Fluorescent	60%			2023	\$87,700	10	\$6,500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Compact Flourescent Lamps									

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WORLD OF REPTILES
Asset # : 2335

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

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

Heating

Energy Source									
HTHW/HW	50%			2033	* *	1			
<i>Other Observation, Extent : Light, Area Affected : 50%</i>									
<i>Location : From Cogeneration Plant</i>									
<i>Explanation : Back-up</i>									
Natural Gas	50%			2033	* *	1			
Conversion Equipment									
Heat Exchanger	50%			2026	\$1,200	1		\$2,900	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>									
<i>Location : Basement Boiler Room</i>									
<i>Explanation : 2 Units</i>									
Hot Water Boiler	50%			2028	* *	1		\$2,900	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>									
<i>Location : Basement Boiler Room</i>									
<i>Explanation : 2 Units</i>									
Distribution									
Hot Wtr Piping/Pump	100%			2031	* *	4		\$600	
Terminal Devices									
Air Handler	40%			2031	* *	1		\$2,900	
Convactor/Radiator	60%			2028	* *	1		\$2,300	

Air Conditioning

Energy Source									
Electricity	100%			2031	* *	1			
Conversion Equipment									
Reciprocating	30%			2031	* *	1		\$1,700	
Compr/Chiller									
<i>Other Observation, Extent : Light, Area Affected : 30%</i>									
<i>Location : Rear Yard Of The Building</i>									
<i>Explanation : 4 Units</i>									
Window/Wall Unit	10%			2018	\$2,400	1			
No Component	60%								
Distribution									
Chilled Wtr Pipe/Pump	30%			2049	* *	4		\$300	
No Component	70%								

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WORLD OF REPTILES
Asset # : 2335

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Direct Expansion	30%			2031	* *	1		
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : 2nd Floor							
		Explanation : 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%							

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

Maintenance \$ are aggregated over a ten-year 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, 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			



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO, SUBSTATION 1 MONORAIL TRANSFORMERS

Asset # : 495

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

Interior

Floors

Cast in Place Concrete	100%		LIFE		**	5		\$500	
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Over 600 Volts

Service Equipment

Not Accessible	100%								
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Transformers

Liquid Filled	100%		2028		**	3			
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Outside

Explanation : No Rating Available

Feeders

Not Accessible	100%								
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Raceway

Not Accessible	100%								
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Under 600 Volts

Service Equipment

Molded Case Bkrs	100%		2043		**	5			
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Outside

Explanation : One 100 Amps Main Disconnect Switch

Raceway

Conduit	100%		2043		**	1			
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Panelboards

Molded Case Bkrs	100%		2039		**	5			
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Wiring

Thermoplastic	100%		2043		**	1			
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Ground

Grounding Devices

Generic	100%		LIFE		**	5			
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Stand-by Power

Transfer Switches

Automatic	100%		2036		**	1		\$100	
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Generators

Diesel	100%		2032		**	1		\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Generator Room

Explanation : One 300 Kw

Batteries

Lead/Acid	100%		2017		\$1,500	5			
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO, SUBSTATION 1 MONORAIL TRANSFORMERS

Asset # : 495

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Main Tank	100%			2051	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room - Outside								
Explanation : One 700 Gals								
Lighting								
Interior Lighting								
Incandescent	100%			2028	* *	2		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : Generator Room Only								
Exterior Lighting								
HID	100%			2028	* *	10		

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

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

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

Print Date : 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
Program / Asset # : DCA0005.SSB / 496 **Yr Built/Renovated** : 1930 / 1991
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		



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

Maintenance \$ are aggregated over a ten-year period. Site specific 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			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Exterior

Exterior Walls

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

Metal Panel	100%	Now	\$500	2028		* *			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout</i>									

Interior

Floors

Cast in Place Concrete	100%			LIFE		* *	5	\$500	
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Over 600 Volts

Service Equipment

Air Circuit Breaker	25%			2023		\$11,700	3		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Outside</i>									
<i>Explanation : One 1200 Amps Main Disconnect Switch For North Substation</i>									

Fused Disc Sw	75%			2023		\$35,000	3		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Outside</i>									
<i>Explanation : Three 600 Amps Main Disconnect Switch For Cogeneration Plant And Substations Transformers</i>									

Transformers

Liquid Filled	100%			2021		\$292,500	3		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Substation C</i>									
<i>Explanation : One 250 Kva, 4160hv-480/277lv</i>									

Feeders

Cable	100%			2022		\$62,500	1		
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Raceway

Conduit	100%			2023		\$40,000	1		
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Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2033		* *	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Outside</i>									
<i>Explanation : One 60 Amps Main Disconnect Switch</i>									

Raceway

Conduit	100%			2033		* *	1		
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Wiring

Thermoplastic	100%			2033		* *	1		
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Ground

Grounding Devices

Generic	100%			LIFE		* *	5		
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Lighting

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO, SUBSTATION 13 CON ED & WCS COGENERATION

Asset # : 496

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Incandescent	100%			2018	\$1,900	2		
Exterior Lighting								
HID	100%			2023	\$600	10		

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

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

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

Print Date : 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		



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	0-2	\$100	LIFE	* *	5	\$200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Masonry: Brick	95%	Now	\$3,700	LIFE	* *	5	\$600	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Windows								
Metal Louvers	100%	0-2	\$4,200	2038	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Roof								
Cast in Place Concrete	100%	0-2	\$600	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	100%	0-2	\$700	LIFE	* *	5	\$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Interior Walls								
Masonry: Brick	100%			LIFE	* *			
Ceilings								
Exposed Concrete	100%	Now	\$700	LIFE	* *	5		
Exposed Reinforcement, Extent : Moderate, Area Affected : 15%								
Location : Electrical Room								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	
	Type	Total	(Years)		FY		(Yrs)	
Over 600 Volts								
	Transformers							
	Liquid Filled	100%			2021	\$292,500	3	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Bronxdale Parking Lot								
Explanation : Ratings Not Available								
Feeders								
	Cable	100%			2022	\$62,500	1	
Raceway								
	Conduit	100%			2023	\$40,000	1	

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	50%			2023	\$2,400	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room - Bronxdale Parking 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		

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

Maintenance \$ are aggregated over a ten-year 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 ACADEMY OF MUSIC
Address : 30 LAFAYETTE AVE. @ASHLAND PL.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0015.000 / 2377 **Yr Built/Renovated** : 1907 / 2011
Area Sq Ft : 162,337 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 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

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$8,500		\$26,500	\$1,500
Interior Architecture	\$43,400	\$6,200	\$67,000	\$57,800
Electrical	\$50,800	\$15,100	\$43,700	\$14,500
Mechanical	\$29,700	\$47,300	\$77,900	\$41,400
Elevators/Escalators	\$23,100	\$23,100	\$23,100	\$23,100
Total	\$155,700	\$91,700	\$238,200	\$138,300
Importance Code A	\$11,800	\$13,100	\$40,000	\$14,600
Importance Code B	\$143,800	\$78,500	\$198,200	\$109,400
Importance Code C				\$14,300
Total	\$155,700	\$91,700	\$238,200	\$138,300



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$95,300	
	Masonry: Brick	55%			LIFE	**	5	\$67,100	
	Masonry: Brick	20%	Now	\$157,400	LIFE	**	5	\$24,400	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%									
Location : South Facade, Alleyway									
Spalling, Extent : Moderate, Area Affected : 25%									
Location : South Facade, Alleyway									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Foundation									
	Masonry: Granite	5%			LIFE	**	5	\$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
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Split/Cracked, Extent : Severe, Area Affected : 50%									
Location : Alleyway And Throughout									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Dressing Rooms									
Parapets									
	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%									
Location : Facades Along Alley									
	Metal Panel	20%			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									
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Over Fifth Floor									
	Stucco Cement	10%			2037	**	5	\$2,400	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
IRMA/Protected Membrane	40%			2032	* *	10	\$54,300		
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Over 4th Floor Offices								
IRMA/Protected Membrane	45%	Now	\$520,200	2034	* *				
	Insul Deter/Miss, Extent : Severe, Area Affected : 25% Location : Over Cafe And Stage Worn/Eroded, Extent : Moderate, Area Affected : 25% Location : Over Cafe And Stage								
Modified Bitumen	10%			2032	* *	10	\$13,600		
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Over 4th Floor Offices								
Skylight, Metal/Glass	3%	Now	\$128,500	2034	* *				
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25% Location : Over Stage Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25% Location : Over Stage								
Sloped Glazing	2%			LIFE	* *	5	\$36,200		
Interior									
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									
Fabric on Framing	20%			2025	\$6,243,700	5	\$28,700		
Gypsum Board	5%			LIFE	* *	5	\$8,600		
Masonry: Brick	10%	Now	\$119,500	LIFE	* *				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Boiler Room Water Penetration, Extent : Moderate, Area Affected : 10% Location : Boiler Room								
Marble Panels	5%			LIFE	* *				
Plaster	20%			LIFE	* *	5	\$17,200		
Plaster	30%			LIFE	* *	5	\$25,800		
Wood	10%			LIFE	* *	5	\$114,700		

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
Electrical		Current Repair			Future 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%			2024	\$44,900	5	\$700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : 2 - Main Service Switches Rated @ 3000 Amperes And 1600 Amperes									
Transformers									
	Dry Type	100%			2029	* *	5	\$600	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : 300 Kva, 208/408/277 Volts									
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 Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Old Section Of The Building									
	Thermoplastic	30%			2024	\$26,200	1		
	Thermoplastic	20%			2034	* *	1		
	Thermoplastic	20%			2044	* *	1		

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	80%			2022	\$77,800	5	\$900	
	Locally Mounted	10%			2029	* *	5	\$100	
	Locally Mounted	10%	2-4	\$9,700	2044	* *	5	\$100	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$2,400	
Lighting									
	Interior Lighting								
	Fluorescent	5%			2019	\$107,500	10	\$7,600	
		T-12 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Old Section Of The Building							
	Fluorescent	85%			2029	* *	10	\$129,300	
		T-8 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	10%			2024	\$215,000	2	\$400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Lighting Control Room							
		Explanation : All Stage Incandescent Lights Controlled By The Dimming 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 Camera System							
	Fire/Smoke Detection								
	Generic	100%			2019	\$1,797,400	1-3	\$100,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Alarm Bells, Strobe Lights, Smoke Detector							

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

Heating

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	40%			2034	* *	1		
	Interruptible Gas/Dual Fuel	60%			2044	* *	1		
	Conversion Equipment								
	Furnace	40%			2029	* *	1	\$32,800	
		Other Observation, Extent : Severe, Area Affected : 40%							
		Location : 1 In Basement, 4 On Roof							
		Explanation : 5 Units							
	Steam Boiler	60%	0-2	\$51,800	2029	* *	1	\$88,700	
		On Extended Life, Extent : Severe, Area Affected : 30%							
		Location : Burner Of #3 Boiler							
		Other Observation, Extent : Severe, Area Affected : 60%							
		Location : Basement Boiler Room							
		Explanation : 3 Boilers - #3 Unit Is Very Old. 1 Heat Exchanger For Hot Water Devices							
	Distribution								
	Hot Wtr Piping/Pump	10%			2032	* *	4	\$800	
	Steam Piping/Pump	90%			2034	* *	4	\$11,000	
	Terminal Devices								
	Air Handler	40%			2029	* *	1	\$41,000	
	Convactor/Radiator	20%			2029	* *	1	\$10,700	
	No Component	40%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2032	* *	1		
	Conversion Equipment								
	Absorption Chiller/Direct Fire	25%			2029	* *	1	\$44,900	
		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 - Heating/Cooling	25%			2024	\$292,300	2	\$2,500	
		R-22 Refrigerant, Extent : Light, Area Affected : 25%							
		Location : Roof							
		Other Observation, Extent : Light, Area Affected : 25%							
		Location : Roof							
		Explanation : 4 Package Units							
	Window/Wall Unit	10%			2019	\$36,500	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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%	0-2	\$42,500	2034	* *	2	\$11,100	
		Other Observation, Extent : Severe, Area Affected : 12%							
		Location : Roof							
		Explanation : On Extended 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									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	75%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		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 Floor							
		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	

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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**
Program / Asset # : **DCA0015.010 / 3002** **Yr Built/Renovated** : **1900 / 1989**
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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$50,100	
Masonry: Brick	90%	Now	\$680,200	LIFE	* *	5	\$115,400	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : North Facade, East Facade								
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : North Facade								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%								
Location : East Facade								
Wood	5%			2029	* *	5	\$32,100	
Windows								
Aluminum	100%			2040	* *	5	\$1,000	
Parapets								
Masonry: Brick	85%	Now	\$73,500	LIFE	* *	5	\$6,500	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : North Facade								
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : North Facade								
Pre-Cast Concrete	5%			LIFE	* *	5	\$2,400	
Stucco Cement	10%			2029	* *	5	\$2,000	
Roof								
IRMA/Protected Membrane	20%	Now	\$6,800	2029	* *			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
Location : Over Corridor								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Corridor								
IRMA/Protected Membrane	30%	Now	\$101,400	2034	* *			
Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%								
Location : Over Administrative Offices								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Over Administrative Offices, Rear Gallery								
Modified Bitumen	20%			2029	* *	10	\$8,700	
Modified Bitumen	30%			2024	\$74,100	10	\$13,000	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	25%			2026	\$222,000	3	\$35,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
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	

Electrical		Current Repair		Future 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%			2024	\$4,700	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 4000 Amperes</i>								
Transformers								
Dry Type	100%			2022	\$15,400	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 225 Kva, 480/277 Volts</i>								
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	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
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	
Lighting									
	Interior Lighting								
	Fluorescent	35%			2019	\$538,200	10	\$15,300	
		T-12 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	15%			2029	* *	10	\$6,500	
		T-8 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Offices							
	Fluorescent	10%			2024	\$153,800	10	\$4,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Compact Fluorescent Lamps							
	HID	20%			2024	\$121,300	10	\$300	
	Incandescent	10%			2019	\$153,800	2	\$100	
	Incandescent	10%			2024	\$153,800	2	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Lighting Control Room							
		Explanation : All Stage Lighting Controlled By The Etc Sensort Dimming 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		
	Exit, Service	10%			2019	\$700	1		
Exterior Lighting									
	HID	100%			2024	\$175,500	10	\$100	
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2024	\$42,200	1	\$5,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : C C T V Surveillance Camera System							
Fire/Smoke Detection									
	No Component	70%							
	Generic	30%			2024	\$144,400	1-3	\$8,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : Alarm Bells And Manual Pull Station							

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

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	5%			2034	**	1		
	Natural Gas	95%			2034	**	1		
	Conversion Equipment								
	Furnace	95%			2024	\$53,900	1	\$22,400	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : 6 Are On The Roof, 7 Are Inside The Building							
		Explanation : 13 Units (6 Roof Top Package Units, 7 Internal Units)							
	Radiant Heater	5%			2024	\$10,200	2	\$1,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2032	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2029	**	2	\$2,900	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 6 Roof Top Units							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$26,500	
	Exhaust Fans								
	Roof	70%			2024	\$25,900	2	\$1,000	
	Roof	30%	Now	\$11,100	2034	**	2	\$300	
		On Extended Life, Extent : Severe, Area Affected : 30%							
		Location : 2 Units On Stage Roof							
Plumbing									
	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		
		Blockage /Clogged, Extent : Moderate, Area Affected : 5%							
		Location : Kitchen							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Vertical Transport									

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC H. LICHTENSTEIN THEATRE

Asset # : 3002

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Light, 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

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

Maintenance \$ are aggregated over a ten-year 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 ADMINISTRATION BUILDING**
Address : **1000 WASHINGTON AVE.**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DCA0012.000 / 2656** **Yr Built/Renovated** : **1915 / 1992**
Area Sq Ft : **33,800** **Project Type** : **CULTURAL AFFAIRS**
Date of Survey : **05-Dec-2013** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **1183** **Lot** : **1** **BIN** : **3337842**

CAPITAL	FY 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

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$11,800			\$2,600
Interior Architecture	\$148,600	\$8,000	\$1,900	\$5,700
Electrical	\$400	\$1,300	\$400	\$1,000
Mechanical	\$8,600	\$12,400	\$8,700	\$12,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$173,400	\$25,700	\$15,000	\$25,600
Importance Code A	\$15,200	\$3,300	\$3,300	\$6,000
Importance Code B	\$158,200	\$22,400	\$10,700	\$19,600
Importance Code C			\$1,000	
Total	\$173,400	\$25,700	\$15,000	\$25,600



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING
Asset # : 2656

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Limestone	5%			LIFE	* *	5	\$1,900	
Stucco Cement	95%			2030	* *	5	\$117,400	
Windows								
Wood	100%	Now	\$11,800	2033	* *	5	\$10,800	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Roof								
Copper/Terne	95%			2053	* *	10	\$121,700	
Modified Bitumen	5%			2030	* *	10	\$2,600	
Interior								
Floors								
Carpet	20%			2024	\$155,000	3	\$18,600	
Carpet	17%	2-4	\$131,700	2027	* *	3	\$15,800	
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Auditorium								
Wrinkling, Extent : Moderate, Area Affected : 25%								
Location : Auditorium								
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 Affected : 25%								
Location : Basement								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Interior Walls								
Ceramic Tile	3%			2034	* *	5	\$2,000	
Concrete Masonry Unit	10%			LIFE	* *	5	\$2,600	
Gypsum Board	15%			LIFE	* *	5	\$6,000	
Plaster	67%			LIFE	* *	5	\$13,300	
Wood	5%			LIFE	* *	5	\$13,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING

Asset # : 2656

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

Interior

Ceilings

AcousTileSusp.Lay-In	5%			2038	* *	5	\$1,300	
Exposed Concrete	5%	Now	\$4,000	LIFE	* *	5	\$200	

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Gas Meter Room

Exposed Reinforcement, Extent : Moderate, Area Affected : 5%

Location : Gas Meter Room

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

Location : Gas Meter Room

Gypsum Board	40%			LIFE	* *	5	\$12,800	
Plaster	40%			LIFE	* *	5	\$6,400	
Plaster	10%			LIFE	* *	5	\$1,600	

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

Location : Second Floor

Explanation : Vaulted Ceiling

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2035	* *	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated @ 1600 Amperes

Switchgear / Switchboard

Molded Case Bkrs	100%			2035	* *	5	\$900	
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Raceway

Conduit	100%			2035	* *	1		
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Panelboards

Molded Case Bkrs	100%			2033	* *	5	\$900	
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Wiring

Thermoplastic	100%			2035	* *	1		
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Motor Controllers

Locally Mounted	100%			2030	* *	5	\$200	
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Ground

Grounding Devices

Not Accessible	100%							
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Lighting

Interior Lighting

Fluorescent	70%			2025	\$292,200	10	\$21,700	
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T-12 Lamps, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Fluorescent	30%			2025	\$125,200	10	\$9,300	
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Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%

Location : Lobby And Hallways

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING

Asset # : 2656

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting Exit, Service	100%			2025	\$11,000	1		
Exterior Lighting Fluorescent	100%			2025	\$105,800	10	\$3,100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
Lightning Protection								
Arresters/Cabling Generic	100%			2028	* *	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Stacks Only</i>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	* *	1	\$3,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2025	\$102,600			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2035	* *	1		
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	\$33,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Steam Boilers And 2 Heat Exchangers - Providing Service For 3 Buildings</i>								
Distribution								
Hot Wtr Piping/Pump	80%			2033	* *	4	\$2,000	
Steam Piping/Pump	20%			2035	* *	4	\$300	
Terminal Devices								
Air Handler	20%			2025	\$35,600	1	\$4,200	
Convactor/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.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING

Asset # : 2656

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	80%			2030	* *	1	\$12,500	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Basement A C Room							
	No Component	20%							
Distribution									
	Chilled Wtr Pipe/Pump	80%			2035	* *	4	\$1,300	
	No Component	20%							
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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof Of Palm House							
		Explanation : On The Roof Of Adjacent Building							
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	30%			LIFE	* *	2-5	\$5,700	
	No Component	70%							
Exhaust Fans									
	Interior	30%			2025	\$3,800	2	\$300	
	No Component	70%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	* *	1		
	Water Heater								
	Gas Fired	100%			2023	\$7,700	2	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : This Unit Also Services The Adjacent Buildings							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2025	\$10,800	4	\$2,500	
Fixtures									
	Generic	100%							
Vertical Transport									

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING

Asset # : 2656

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

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

Location : C-3

Explanation : One Unit

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

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

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

Print Date : 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



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN CHILDREN'S GARDEN HOUSE
Asset # : 14743

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

Exterior

Exterior Walls

Stucco Cement	93%			2030		* *	5	\$643,500	
Wood	7%			2030		* *	5	\$96,900	

Windows

Wood	100%			2033		* *	5	\$33,000	
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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	
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Ceilings

Plaster	100%			LIFE		* *	5	\$14,500	
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2035		* *	5		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : 1st Floor

Explanation : Main Service Switch Rated @ 200 Amperes

Raceway

Conduit	100%			2035		* *	1		
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Panelboards

Molded Case Bkrs	100%			2033		* *	5		
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Wiring

Thermoplastic	100%			2035		* *	1		
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Lighting

Interior Lighting

Fluorescent	100%			2025		\$2,900	10	\$500	
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Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Exterior Lighting

Incandescent	100%			2025		\$1,800	2		
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Alarm

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN CHILDREN'S GARDEN HOUSE
Asset # : 14743

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

Alarm

Security System

No Component

70%

Generic

30%

2025

\$500

1

\$100

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

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2025

\$1,700

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Inside**Explanation : Strobe Lights, Horn*

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

Heating

Energy Source

Electricity

100%

2045

* *

1

Conversion Equipment

Heat Pump

100%

2026

\$14,800

2

*Other Observation, Extent : Light, Area Affected : 100%**Location : Attic**Explanation : 1 Unit*

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$400

Terminal Devices

Fan Coil Unit/Heat

100%

2030

* *

1

\$200

Air Conditioning

Energy Source

Electricity

100%

2041

* *

1

Conversion Equipment

Heat Pump

100%

2026

2

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : 1 Unit In Attic*

Terminal Devices

Fan Coil - Cool/Heat

100%

2030

* *

1

\$200

Heat Rejection

Air Condenser Unit

100%

2030

* *

2

\$500

Plumbing

H/C Water Piping

Brass/Copper

100%

2035

* *

1

Water Heater

Electric

100%

2023

\$100

4

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN CHILDREN'S GARDEN HOUSE

Asset # : 14743

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	50%							
	Generic	50%			2035	* *	1-2	\$100	

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN PALM HOUSE**

Asset # : 2231

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	2%	Now	\$2,000	LIFE	**	5	\$700	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Chimney</i>								
Stucco Cement	10%	Now	\$9,600	2030	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Low Section Of East Facade</i>								
Window Wall	28%			2045	**	5	\$35,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Hall</i>								
<i>Explanation : Rounded Surfaces With Iron Members</i>								
Window Wall	60%			2045	**	5	\$76,400	
Windows								
Aluminum	100%			2041	**	5		
Roof								
Modified Bitumen	30%			2030	**	10	\$15,800	
Sloped Glazing	40%			LIFE	**	5	\$280,600	
Sloped Glazing	30%			LIFE	**	5	\$210,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Hall</i>								
<i>Explanation : Curved Glass With Iron Members</i>								
Interior								
Floors								
Carpet	30%			2024	\$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%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Sloped Glass Roof - No Ceiling</i>								

Electrical		Current Repair		Future Replacement		Maintenance		
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
BROOKLYN BOTANIC GARDEN PALM HOUSE**

Asset # : 2231

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			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	
	<i>T-8 Lamps, Extent : Moderate, Area Affected : 100% Location : Basement</i>							
Fluorescent	25%			2025	\$115,600	10	\$9,000	
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100% Location : 1st Floor</i>							
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								
No Component	70%							
Generic	30%			2025	\$34,600	1	\$4,400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100% Location : Hallway And Outside Explanation : C C T V Surveillance Camera</i>							
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2025	\$118,500			
	<i>Other Observation, Extent : Moderate, Area Affected : 100% Location : Hallway Explanation : Strobe Lights, Manual Pull Stations And Horn</i>							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2045	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN PALM HOUSE**

Asset # : 2231

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger	100%			2034	* *	1	\$19,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room In Administration Building							
		Explanation : Remotely Located							
Distribution									
	Hot Wtr Piping/Pump	100%			2033	* *	4	\$2,900	
Terminal Devices									
	Air Handler	40%			2025	\$82,300	1	\$9,700	
	Convactor/Radiator	50%			2030	* *	1	\$6,300	
	Fan Coil Unit/Heat	10%			2025	\$57,100	1	\$1,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	* *	1		
	Conversion Equipment								
	Reciprocating	50%			2025	\$64,700	1	\$9,100	
	Compr/Chiller								
	Split Unit	40%			2030	* *			
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : 1st Floor							
		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								
	Brass/Copper	100%			2035	* *	1		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN PALM HOUSE**

Asset # : 2231

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 : 100%							
		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	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year 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 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN SERVICE GARAGE**

Asset # : 2950

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

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		
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Interior

Floors

Cast in Place Concrete	100%		LIFE	**	5	\$15,600		
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Interior Walls

Gypsum Board	100%		LIFE	**	5	\$1,000		
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Ceilings

Exposed Struc: Steel	95%		LIFE	**				
Gypsum Board	5%		LIFE	**	5	\$400		

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Raceway

Conduit	100%		2035	**	1			
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Panelboards

Molded Case Bkrs	100%		2033	**	5	\$100		
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Wiring

Thermoplastic	100%		2035	**	1			
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Motor Controllers

Locally Mounted	100%		2030	**	5			
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Lighting

Interior Lighting

HID	100%		2025	\$18,600	10	\$200		
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Egress Lighting

Exit, Battery	100%		2025	\$1,700	10	\$300		
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Exterior Lighting

HID	100%		2025	\$17,500	10			
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Alarm

Security System

No Component	70%							
Generic	30%		2025	\$4,200	1	\$500		

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Outside

Explanation : C C T V Surveillance Camera

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN SERVICE GARAGE

Asset # : 2950

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2045	* *	1		
	Conversion Equipment								
	Furnace	100%			2030	* *	1	\$2,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : 6 Units								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,700	
	Exhaust Fans								
	Roof	100%			2025	\$3,700	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2045	* *	1		
	No Component	80%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
Fire Suppression									
	Sprinkler								
	No Component	20%							
	Generic	80%			2045	* *	1-2	\$1,100	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN STEINHARDT CONSERVATORY
Asset # : 2375

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Coiling Doors	2%			2038	* *	5	\$3,900	
Stucco Cement	25%	Now	\$89,000	2038	* *	5	\$19,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Loose/Delam Surface, Extent : Severe, Area Affected : 20%								
Location : At Base Of South Green House Along East, South And West Facades								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : East Facade								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : At The Base Of Both Greenhouses								
Window Wall	73%			2045	* *	5	\$172,200	
Windows								
Aluminum	100%			2041	* *	5	\$2,500	
Roof								
Paver: Asphalt	15%	Now	\$27,300	2028	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Over Basement								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Over Basement								
Sloped Glazing	85%			LIFE	* *	5	\$117,700	
Interior								
Floors								
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	* *	5	\$4,500	
Vinyl Tile	25%			2030	* *	3	\$8,000	
Interior Walls								
Ceramic Tile	3%			2034	* *	5	\$1,800	
Concrete Masonry Unit	27%			LIFE	* *	5	\$6,400	
Gypsum Board	70%			LIFE	* *	5	\$25,000	
Ceilings								
AcousTileSusp.Lay-In	20%			2038	* *	5	\$17,100	
Exposed Concrete	20%			LIFE	* *	5	\$2,700	
Exposed Concrete	5%			LIFE	* *	5	\$700	
Gypsum Board	10%			LIFE	* *	5	\$10,700	
Metal Panel	5%			LIFE	* *	5	\$5,300	
No Component	40%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : No Ceilings - Greenhouses								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN STEINHARDT CONSERVATORY
Asset # : 2375

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2035	* *	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Switch Rated @ 4000 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	
Ground									
Grounding Devices									
	Not Accessible	100%							
Other Observation, Extent : Light, Area Affected : 0%									
Location : 1st Floor									
Explanation : Point Of Contact Not Visible									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2030	* *	1	\$17,600	
Generators									
	Diesel	100%			2028	* *	1	\$22,100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Generator Room									
Explanation : Nameplate Ratings 100 Kw									
Batteries									
	Lead/Acid	100%			2018	\$1,500	5	\$2,100	
Fuel Storage									
	Day Tank	50%			2033	* *	5	\$5,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Generator Room									
Explanation : 75 Gallons Capacity									
	Main Tank	50%			2040	* *	5	\$800	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Underground									
Explanation : 500 Gallons Capacity									
Lighting									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN STEINHARDT CONSERVATORY
Asset # : 2375

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	30%			2025	\$203,000	10	\$15,700	
		T-8 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Fluorescent	10%			2025	\$67,700	10	\$5,200	
		T-12 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Garage							
	Fluorescent	10%			2025	\$67,700	10	\$5,200	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor							
	HID	20%			2025		10	\$400	
Incandescent		30%			2025	\$203,000	2	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : Decorative Fixtures							
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%							
	Generic	30%			2033	* *	1	\$6,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : C C T V Surveillance Camera							
Fire/Smoke Detection									
	Generic, Digital	100%			2033	* *			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Smoke Detectors, Manual Pull Station And Horns							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	HTHW/HW	100%			2035	* *	1		
Conversion Equipment	Heat Exchanger	100%			2028	* *	1	\$28,300	
	Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room In Administration Building									
Explanation : Hot Water Comes From Adjacent Building									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN STEINHARDT CONSERVATORY

Asset # : 2375

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : B-1									
Explanation : Two Freight Hoists									
Fire Suppression									
Standpipe									
	Generic	100%			2045		* *	1-5	\$28,800

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN VISITOR CENTER**

Asset # : 14730

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Exterior

Exterior Walls

Cast in Place Concrete	10%		LIFE	**	5	\$31,200
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

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : Green Roof With Plantings

Interior

Floors

Cast in Place Concrete	80%		LIFE	**	5	\$55,800
Mosaic Tile	3%		2045	**	5	\$2,400
Quarry Tile	7%		2045	**	5	\$3,300
Wood	10%		2065	**	5	\$6,000

Interior Walls

Ceramic Tile	5%		2040	**	5	\$2,200
Concrete Masonry Unit	35%		LIFE	**	5	\$6,300
Fiberglass Panel	10%		LIFE	**		
Glass: Single Pane	5%		LIFE	**	5	\$1,700
Gypsum Board	35%		LIFE	**	5	\$9,400
Wood	10%		LIFE	**	5	\$18,000

Ceilings

AcousTileSusp.Lay-In	15%		2045	**	5	\$4,800
Exposed Struc: Steel	35%		LIFE	**		
Gypsum Board	50%		LIFE	**	5	\$19,900

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%		2051	**	5	\$100
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated @ 2000 Amperes

Transformers

Dry Type	100%		2042	**	5	\$100
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : 30 Kva, 208/120 Volts

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN VISITOR CENTER

Asset # : 14730

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2051	* *	5	\$100	
Raceway								
Conduit	100%			2051	* *	1		
Panelboards								
Fused Disc Sw	30%			2047	* *	5	\$100	
Molded Case Bkrs	70%			2047	* *	5	\$400	
Wiring								
Thermoplastic	100%			2051	* *	1		
Motor Controllers								
Locally Mounted	10%			2042	* *	5		
Variable Frequency Drive	90%			2042	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	20%			2033	* *	10	\$3,900	
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
Fluorescent	20%			2033	* *	10	\$3,900	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
Incandescent	60%			2033	* *	2	\$300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : 1st Floor							
	Explanation : Halogen Lamps							
Egress Lighting								
Emergency, Battery	50%			2033	* *	10	\$2,600	
Exit, LED	50%			2060	* *	1		
Exterior Lighting								
HID	100%			2033	* *	10	\$100	
Alarm								
Security System								
No Component	50%							
Generic	50%			2033	* *	1	\$4,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways, Galleries, Outside							
	Explanation : C C T V Surveillance Cameras							
Fire/Smoke Detection								
Generic, Digital	100%			2033	* *			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN VISITOR CENTER

Asset # : 14730

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (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, Extent : Light, Area Affected : 50%								
	Location : Basement								
	Explanation : 2 Units								
	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, Extent : Light, Area Affected : 100%								
	Location : Basement								
	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								
	Generic	100%			2033	* *	1	\$1,300	
	Fixtures								
	Generic	100%							
Vertical Transport									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN VISITOR CENTER

Asset # : 14730

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : 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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year 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 CHILDREN'S MUSEUM**
Address : **145 BROOKLYN AVE @ST. MARKS AVE.**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DCA0014.000 / 2601** **Yr Built/Renovated** : **1975 / 2008**
Area Sq Ft : **103,287** **Project Type** : **CULTURAL AFFAIRS**
Date of Survey : **15-Jun-2015** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **1229** **Lot** : **1** **BIN** : **3031049**

CAPITAL	FY 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

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$103,400	\$5,500	\$1,900	
Interior Architecture	\$64,900	\$58,000	\$33,800	
Electrical	\$11,400	\$8,600	\$9,700	\$9,000
Mechanical	\$116,300	\$44,900	\$68,100	\$42,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$300,000	\$121,000	\$117,500	\$55,800
Importance Code A	\$119,200	\$10,600	\$7,000	\$5,100
Importance Code B	\$172,700	\$110,400	\$108,100	\$50,700
Importance Code C	\$8,000		\$2,400	
Total	\$300,000	\$121,000	\$117,500	\$55,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN CHILDREN'S MUSEUM
Asset # : 2601

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	20%			LIFE	**	5	\$221,400		
Metal Panel	10%			2052	**	5-10	\$76,100		
Mosaic Tile	60%	2-4	\$103,900	2046	**				
Caulking Deteriorated, Extent : Light, Area Affected : 10%									
Location : Tile Expansion Joints									
Window Wall	10%			2052	**	5	\$41,500		
Windows									
Aluminum	87%	Now	\$6,200	2042	**	5	\$3,800		
Broken/Missing Elements, Extent : Light, Area Affected : 1%									
Location : Broken Window By Stair At 2nd Floor									
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									
Other Observation, Extent : Light, Area Affected : 100%									
Location : New Addition									
Explanation : Mosaic Tiles.									
Metal Panel	3%			2052	**	5	\$400		
Stucco Cement	5%			2039	**	5	\$500		
Roof									
IRMA/Protected Membrane	35%			2031	**	10	\$43,800		
Recent Repair Evident, Extent : Light, Area Affected : 20%									
Location : Roof Top Courtyard Membrane, Various Locations									
Repairs in Progress, Extent : Light, Area Affected : 10%									
Location : Roof Top Paver Replacement									
Panel/Paver: Cer/Brk	50%	2-4	\$34,500	2046	**				
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Mosaic Tile Roof Expansion Joints									
Single Ply Membrane	15%	4+	\$1,200	2031	**				
Ponding, Extent : Light, Area Affected : 10%									
Location : Upper Roof									
Interior									
Floors									
Carpet	40%			2027	**	3	\$92,800		
Cast in Place Concrete	10%			LIFE	**	5	\$67,600		
Ceramic Tile	5%			2039	**	5	\$7,700		
Vinyl Tile	30%			2031	**	3	\$17,400		
Wood	15%			2054	**	5	\$43,500		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN CHILDREN'S MUSEUM
Asset # : 2601

Architecture	Current Repair			Future Replacement		Maintenance		
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	

Cracking/Crumbling, Extent : Light, Area Affected : 1%

Location : 2nd Floor Library By Roof Top Courtyard Window

Water Penetration, Extent : Light, Area Affected : 1%

Location : 2nd Floor Library By Roof Top Courtyard Window

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2052	**	5	\$400	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Main Electrical Room

Explanation : 4000 Amp Service

Switchgear / Switchboard

Fused Disc Sw	100%			2052	**	5	\$400	
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Raceway

Conduit	50%			2052	**	1		
Conduit	50%			2036	**	1		

Panelboards

Fused Disc Sw	15%			2048	**	5	\$400	
Molded Case Bkrs	40%			2048	**	5	\$1,100	
Molded Case Bkrs	45%			2034	**	5	\$1,200	

Wiring

Thermoplastic	50%			2036	**	1		
Thermoplastic	50%			2052	**	1		

Motor Controllers

Locally Mounted	100%			2043	**	5	\$700	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$3,000	
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Stand-by Power

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN CHILDREN'S MUSEUM
Asset # : 2601

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	\$31,800	
Generators								
Diesel	100%			2035	* *	1	\$40,000	
Other Observation, Extent : Light, Area Affected : 100%								
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 : Light, Area Affected : 100%								
Location : Exterior Soffits								
HID	50%			2031	* *	10	\$200	
Alarm								
Security System								
No Component	90%							
Generic	10%			2031	* *	1	\$3,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entrances And Exterior								
Explanation : Cctv System								
Fire/Smoke Detection								
Generic, Digital	100%			2031	* *			

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	20%			2036	* *	1		
Natural Gas	80%			2036	* *	1		
Other Observation, Extent : Light, Area Affected : 20%								
Location : Underground Wells								
Explanation : Geothermal Wells Installed								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN CHILDREN'S MUSEUM
Asset # : 2601

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Heating									
	Conversion Equipment								
	Furnace	20%			2031	* *	1	\$10,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Vav Boxes							
		Explanation : Electric Re-heat Coils							
	Heat Exchanger	20%			2035	* *	1	\$10,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Geothermal Heat/ Cooling							
	Hot Water Boiler	60%	2-4	\$13,600	2031	* *	1	\$27,600	
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Tubes And Headers							
Distribution									
	Ductwork/Diffusers	50%			LIFE	* *	2-5	\$45,600	
	Hot Wtr Piping/Pump	50%			2042	* *	4	\$3,800	
Terminal Devices									
	Air Handler	80%			2031	* *	1	\$51,100	
	Fan Coil Unit/Heat	20%			2031	* *	1	\$6,700	
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	100%			2027	* *	2	\$6,300	
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2	\$168,000	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2031	* *	1	\$63,900	
	Heat Rejection								
	Water Cool Tower	100%			2030	* *	2	\$104,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$91,200	
	Exhaust Fans								
	Interior	90%			2031	* *	2	\$2,800	
	Roof	10%			2031	* *	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2046	* *	1		
	Water Heater								
	Gas Fired	100%			2024	\$23,500	2	\$1,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 150 - Gallon Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN CHILDREN'S MUSEUM
Asset # : 2601

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 : Light, Area Affected : 100%							
		Location : 1st To 2nd Floor							
		Explanation : 3 Units							
Fire Suppression									
	Sprinkler								
	Generic	100%			2046	* *	1-2	\$28,900	

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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 : **BROOKLYN MUSEUM MAIN WINGS C,D,E,F AND G**
Address : **200 EASTERN PKWY. @ WASHINGTON AVE.**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DCA0011.010 / 4119** **Yr Built/Renovated** : **1897 / 2004**
Area Sq Ft : **237,036** **Project Type** : **CULTURAL AFFAIRS**
Date of Survey : **28-Jan-2014** **Landmark Status** : **EXTERIOR LANDMARK**
Areas Surveyed : **Basement, Sub Basement, Roof, Floors 1,2,3,4,5,6**
Block : **1183** **Lot** : **26** **BIN** : **3029667**

CAPITAL	FY 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

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$32,400	\$36,100		\$15,100
Interior Architecture	\$9,800	\$62,900	\$10,500	
Electrical	\$35,300	\$17,900	\$16,600	\$40,400
Mechanical	\$49,300	\$34,500	\$66,200	\$71,200
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$138,600	\$163,300	\$105,100	\$138,600
Importance Code A	\$32,400	\$36,100		\$15,100
Importance Code B	\$96,400	\$127,200	\$105,100	\$123,400
Importance Code C	\$9,800			
Total	\$138,600	\$163,300	\$105,100	\$138,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM MAIN WINGS C,D,E,F AND G

Asset # : 4119

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$58,800	LIFE	**	5	\$24,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Spandrels At West Facade								
Water Penetration, Extent : Moderate, Area Affected : 10%								
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								
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%								
Location : Section C South Facade And Section G West Facade								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Section C South Facde								
Water Penetration, Extent : Severe, Area 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, Area 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 : Moderate, Area Affected : 50%								
Location : West Facade								
Split/Cracked, Extent : Moderate, Area Affected : 35%								
Location : West Facade								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : West Facade								
Parapets								
Masonry: Brick	25%			LIFE	**	5	\$1,300	
Masonry: Limestone	55%			LIFE	**	5	\$3,500	
Metal Rail	20%			2038	**	5-10	\$18,400	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM MAIN WINGS C,D,E,F AND G

Asset # : 4119

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	5%			2030	**	10	\$3,800	
IRMA/Protected Membrane	15%			2030	**	10	\$11,400	
	Paver Block Ballast, Extent : Moderate, Area Affected : 100%							
	Location : Over Front Entrance							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Over Front Entrance							
	Explanation : This Roof Is Described As American Hydrotech							
Metal Panel	15%	Now	\$27,400	2038	**			
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%							
	Location : Over Section D							
	Seams Open/Split, Extent : Moderate, Area Affected : 10%							
	Location : Over Section F							
Paver: Asphalt	22%			2028	**	10	\$25,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Sections C And G							
	Explanation : Modified Membrane Under Concrete Pavers							
Plaza Roof: Stone Panels	15%	Now	\$53,300	2035	**			
	Other Observation, Extent : Moderate, Area Affected : 10%							
	Location : Over Dome At Section C							
	Explanation : Cracks, Caulking Missing							
Skylight, Metal/Glass	5%			2045	**	10	\$12,600	
Sloped Glazing	5%			LIFE	**	5	\$50,500	
Sloped Glazing	18%			LIFE	**	5	\$181,700	
Interior								
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%	Now	\$9,800	LIFE	**	5	\$1,700	
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
	Location : Stair D At Section C							
	Water Penetration, Extent : Severe, Area Affected : 25%							
	Location : Stair D At Section C							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM MAIN WINGS C,D,E,F AND G

Asset # : 4119

Architecture		Current Repair			Future Replacement		Maintenance		
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/Crumbling, Extent : Severe, Area Affected : 25%

Location : Building C, Main Stair Tower South Side

Water Penetration, Extent : Severe, Area Affected : 20%

Location : Building C, Main Stair Tower - South Side

Plaster	25%				LIFE	* *	5	\$52,200	
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Transformers

Dry Type	100%				2038	* *	5	\$900	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : (2) 750 Kva, 480/208/120 Volts

Switchgear / Switchboard

Fused Disc Sw	80%				2045	* *	5	\$800	
Molded Case Bkrs	20%	2-4		\$20,900	2055	* *	5	\$600	

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Raceway

Conduit	70%				2025	\$84,300	1		
Conduit	30%				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 Drive	10%				2042	* *			

Stand-by Power

Transfer Switches

Automatic	50%				2030	* *	1	\$36,500	
Automatic	30%				2023	\$2,900	1	\$21,900	
Automatic	20%				2038	* *	1	\$14,600	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM MAIN WINGS C,D,E,F AND G

Asset # : 4119

Electrical		Current Repair		Future Replacement		Maintenance			
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	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
	Fluorescent	6%			2033	* *	10	\$13,000	
		T-5 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : 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	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Inside And Outside The Building							
		Explanation : C C T V Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2033	* *			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors							

Mechanical		Current Repair		Future Replacement		Maintenance			
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%			2035	* *	1		
		Other Observation, Extent : Light, Area 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	
	Convactor/Radiator	30%			2030	* *	1	\$23,000	

Air Conditioning

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM MAIN WINGS C,D,E,F AND G

Asset # : 4119

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	60%			2033	* *	1		
	No Component	40%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Chilled Water From H							
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	60%			2025	\$1,002,600	2	\$8,700	
		R-22 Refrigerant, Extent : Light, Area Affected : 60%							
		Location : 4 Package Units, Roof							
	No Component	40%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Chilled 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%							
Vertical Transport									

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Estimates are rounded to the nearest hundred dollars.*

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**DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM MAIN WINGS C,D,E,F AND G**

Asset # : 4119

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	50%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : B-1							
		Explanation : 1 Unit E Wing							
	Hydraulic	50%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-2							
		Explanation : 1 Unit C Wing							
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	

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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 : **BROOKLYN MUSEUM WEST WINGS A & B**
Address : **200 EASTERN PKWY. @ WASHINGTON AVE.**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DCA0011.020 / 4120** **Yr Built/Renovated** : **1897 / 2000**
Area Sq Ft : **67,980** **Project Type** : **CULTURAL AFFAIRS**
Date of Survey : **28-Jan-2014** **Landmark Status** : **EXTERIOR LANDMARK**
Areas Surveyed : **Roof, Floors 1,2,3,4,5,6**
Block : **1183** **Lot** : **26** **BIN** : **3029667**

CAPITAL	FY 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



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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WEST WINGS A & B
Asset # : 4120

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	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	
Recent Repair Evident, Extent : Light, Area Affected : 75%								
Location : Metal Section Between Parapet And Skylight								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Metal Roof Section Between Parapet And Skylight								
Explanation : Rubber Membrane Over Metal Roof								
Plaza Roof: Stone Panels	15%	Now	\$51,500	2035	**			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Ziggurat								
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Ziggurat								
Explanation : Cracking, Sealant Failure								
Single Ply Membrane	5%	Now	\$1,300	2025	\$13,200			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
Location : Mechanical Room West Gallery								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Over Mechanical Room, West Gallery								
Skylight, Metal/Glass	5%	Now	\$115,600	2045	**			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
Location : At Intersection With Ziggurat								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : At Intersection Of Ziggurat And Lower Roof								
Skylight, Metal/Glass	10%			2045	**	10	\$24,400	
Sloped Glazing	35%			LIFE	**	5	\$341,600	
Interior								
Floors								
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	20%			2030	**	3	\$8,900	
Wood	20%			2053	**	5	\$44,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WEST WINGS A & B
Asset # : 4120

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Interior

Interior Walls

Gypsum Board	35%		LIFE		* *	5		\$32,500	
Plaster	65%		LIFE		* *	5		\$30,200	

Ceilings

AcousTileSusp.Lay-In	50%		2038		* *	5		\$59,600	
Gypsum Board	20%		LIFE		* *	5		\$29,800	
Plaster	30%		LIFE		* *	5		\$22,400	

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Switchgear / Switchboard

Fused Disc Sw	100%		2035		* *	5		\$300	
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Raceway

Conduit	90%		2025	\$51,500		1			
Conduit	10%		2045		* *	1			

Panelboards

Molded Case Bkrs	20%		2041		* *	5		\$400	
Molded Case Bkrs	80%		2024	\$25,600		5		\$1,400	

Wiring

Thermoplastic	10%		2045		* *	1			
Thermoplastic	90%		2025	\$48,400		1			

Motor Controllers

Locally Mounted	100%		2023	\$117,500		5		\$500	
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Stand-by Power

Transfer Switches

Automatic	100%		2023	\$7,600		1		\$20,900	
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Lighting

Interior Lighting

Fluorescent	10%		2020	\$88,100		10		\$6,200	
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*T-12 Lamps, Extent : Moderate, Area Affected : 100%
Location : Offices*

Incandescent	90%		2020	\$792,900		2		\$1,400	
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Egress Lighting

Emergency, Service	50%		2020	\$17,900		1			
Exit, Service	50%		2020	\$9,800		1			

Exterior Lighting

HID	100%		2030		* *	10		\$200	
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Alarm

Security System

No Component	20%								
Generic	80%		2030		* *	1		\$20,300	

*Other Observation, Extent : Moderate, Area Affected : 100%
Location : Inside And Outside
Explanation : C C T V Surveillance Cameras*

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WEST WINGS A & B
Asset # : 4120

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Alarm

Fire/Smoke Detection

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		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Heating

Energy Source

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, Area Affected : 100%**Location : Throughout**Explanation : Heat Supply From H Wing*

Terminal Devices

Air Handler

80%

2030

* *

1

\$33,600

Convactor/Radiator

20%

2038

* *

1

\$4,400

Air Conditioning

Distribution

Chilled Wtr Pipe/Pump

100%

2035

* *

4

\$3,400

Terminal Devices

Air Handler/Cool/Ht

100%

2030

* *

1

\$42,000

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$37,900

Exhaust Fans

Interior

100%

2030

* *

2

\$2,100

Plumbing

H/C Water Piping

Brass/Copper

100%

2045

* *

1

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

Fixtures

Generic

100%

Vertical Transport

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WEST WINGS A & B
Asset # : 4120

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
Geared Traction		100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1-5									
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

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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



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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WING H
Asset # : 4121

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Pre-Cast Concrete	100%	Now	\$355,400	LIFE	* *	5	\$653,800	
	Expansion Jnt Failure, Extent : Moderate, Area Affected : 50%							
	Location : South Facade							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
	Location : South Facade							
Windows								
Aluminum	100%	Now	\$166,100	2041	* *	5	\$9,300	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
	Location : Sixth Floor, South East Corner							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : South East Corner, Sixth Floor							
Parapets								
Masonry: Brick	5%			LIFE	* *	5	\$500	
Pre-Cast Concrete	95%	Now	\$71,000	LIFE	* *	5	\$58,400	
	Expansion Jnt Failure, Extent : Moderate, Area Affected : 50%							
	Location : South Facade							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 30%							
	Location : South Facade							
Roof								
IRMA/Protected Membrane	90%	Now	\$100,600	2025	\$503,000			
	Miss/Damaged Flashings, Extent : Light, Area Affected : 10%							
	Location : Various Locations							
	Paver Block Ballast, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Vegetation Growth, Extent : Light, Area Affected : 10%							
	Location : Throughout							
IRMA/Protected Membrane	10%			2030	* *	10	\$5,200	
	Paver Block Ballast, Extent : Moderate, Area Affected : 100%							
	Location : Over Service Station On West Side							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Over Sevice Station On West Side							
	Explanation : This Roof Is Actually Described As American Hydrotech.							
Interior								
Floors								
Carpet	15%			2024	\$249,200	3	\$27,400	
Cast in Place Concrete	10%			LIFE	* *	5	\$26,600	
Ceramic Tile	5%			2034	* *	5	\$6,100	
Terrazzo	10%			LIFE	* *	5	\$9,500	
Vinyl Tile	60%			2030	* *	3	\$27,400	
Interior Walls								
Ceramic Tile	5%			2034	* *	5	\$14,700	
Concrete Masonry Unit	10%			LIFE	* *	5	\$11,700	
Gypsum Board	70%			LIFE	* *	5	\$123,200	
Wood	15%			LIFE	* *	5	\$176,000	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WING H
Asset # : 4121

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Ceilings

AcousTileSusp.Lay-In	15%			2038	**	5	\$18,300	
Exposed Concrete	10%			LIFE	**	5	\$1,900	
Gypsum Board	75%			LIFE	**	5	\$114,200	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2035	**	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room 1

Explanation : Two 2500 Amps, One 3000 Amps And One 4000 Amps Main Disconnect Switch

Fused Disc Sw	50%			2045	**	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room 2

Explanation : One 3000 Amps And One 2500 Amps Main Disconnect Switch

Transformers

Dry Type	100%			2038	**	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : (4) 1000 Kva, (2)750 Kva, 480/277 Volts

Switchgear / Switchboard

Fused Disc Sw	90%			2045	**	5	\$300	
Molded Case Bkrs	10%			2045	**	5	\$200	

Raceway

Conduit	70%			2025	\$40,000	1		
Conduit	20%			2035	**	1		
Conduit	10%			2045	**	1		

Panelboards

Fused Disc Sw	5%			2041	**	5	\$100	
Molded Case Bkrs	20%			2041	**	5	\$500	
Molded Case Bkrs	25%			2033	**	5	\$600	
Molded Case Bkrs	50%			2024	\$20,000	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 Drive	5%			2038	**			

Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WING H
Asset # : 4121

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	30%			2038	* *	1	\$7,900	
Automatic	50%			2030	* *	1	\$13,200	
Automatic	20%			2023	\$1,500	1	\$5,300	
Generators								
Diesel	100%			2034	* *	1	\$33,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Generator Rated @ 750 Kw</i>								
Batteries								
Lead/Acid	100%			2019	\$1,600	5	\$3,200	
Fuel Storage								
Day Tank	50%			2041	* *	5	\$8,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 1000 Gallons Capacity</i>								
Main Tank	50%			2053	* *	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 2000 Gallons Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	60%			2020	\$667,400	10	\$47,200	
<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside The Building</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WING H
Asset # : 4121

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

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		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Heating

Energy Source
Interruptible Gas/Dual
Fuel

100% 2045 * * 1

Conversion Equipment
Steam Boiler

100% 2030 * * 1 \$85,000
Other Observation, Extent : Light, Area Affected : 100%
Location : Boiler Room
Explanation : 3 Units (2 Lg For Heating, 1 Sm For Humidification)

Distribution

Steam Piping/Pump

100% 2035 * * 4 \$4,200

Terminal Devices

Air Handler

60% 2025 \$296,800 1 \$31,900

Convactor/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
R-134a Refrigerant, Extent : Light, Area Affected : 100%
Location : Mechanical Room
Other Observation, Extent : Light, Area Affected : 100%
Location : Mechanical Room
Explanation : 2 More Chillers Added (4 Total)

Distribution

Chilled Wtr Pipe/Pump

100% 2045 * * 4 \$6,300

Terminal Devices

Air Handler/Cool/Ht

100% 2025 \$389,700 1 \$53,100

Heat Rejection

Water Cool Tower

50% 2026 \$131,700 2 \$43,200

Water Cool Tower

50% 2019 \$131,700 2 \$43,200

Ventilation

Distribution

Ductwork/Diffusers

100% LIFE * * 2-5 \$47,900

Exhaust Fans

Interior

100% 2025 \$101,400 2 \$2,600

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WING H
Asset # : 4121

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	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, Extent : Light, Area Affected : 100% Location : (2) B-5 Passenger (1) B-6 Staff (1) B-6 Freight Explanation : 4 Units (2 Passenger, 1 Staff, 1 Freight)								
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
Program / Asset # : DCA0027.000 / 2399 **Yr Built/Renovated** : 1891 / 2013
Area Sq Ft : 298,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 20-Jun-2014 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,3,5,9,12,15,ph
Block : 1009 **Lot** : 1 **BIN** : 1023449

CAPITAL		FY 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
CARNEGIE HALL
Asset # : 2399

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$174,400	
Masonry: Brick	20%			LIFE	* *	5	\$44,600	
Masonry: Brick	60%			LIFE	* *	5	\$133,900	
Sidewalk Shed in Use, Extent : Moderate, Area Affected : 25%								
Location : First Floor Level								
Masonry: Granite	3%			LIFE	* *	5	\$5,000	
Window Wall	7%			2051	* *	5	\$58,600	
Recent Construction, Extent : Light, Area Affected : 100%								
Location : Elevator Hall								
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	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Around Plaza Roof Over The 8th Floor								
Explanation : Recent Construction. This Component Is Actually Glass Panels.								
Metal Rail	10%			2038	* *	5-10	\$19,400	
Roof								
Plaza Roof: Stone Panels	40%			2051	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Plaza Roof/ Garden Over The 8th Floor								
Explanation : Rencent Replacement								
Skylight, Metal/Glass	5%			2045	* *	10	\$13,700	
Under Construction	55%							
Interior								
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	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
CARNEGIE HALL
Asset # : 2399

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

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 Evident, Extent : Light, Area Affected : 100%

Location : Throughout

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 Evident, Extent : Light, Area Affected : 100%

Location : Throughout

Exposed Concrete	5%			LIFE		**	5	\$3,200	
Gypsum Board	10%			LIFE		**	5	\$51,900	
Gypsum Board	10%			LIFE		**	5	\$51,900	

Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : Throughout

Plaster	15%			LIFE		**	5	\$38,900	
Plaster	15%			LIFE		**	5	\$38,900	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2051		**	5	\$1,300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 3- Main Service Switches Rated @ 5000 Amperes, 4000 Amperes And 2000 Amperes

Transformers

Dry Type	100%			2042		**	5	\$1,100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 45 Kva And 75 Kva

Switchgear / Switchboard

Fused Disc Sw	100%			2051		**	5	\$1,300	
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Raceway

Conduit	10%			2025		\$24,100	1		
Conduit	90%			2051		**	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
CARNEGIE HALL
Asset # : 2399

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
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		
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Upper Floors							
Thermoplastic	90%			2051	**	1		
Motor Controllers								
Locally Mounted	20%			2030	**	5	\$400	
Motor Control Center	60%			2042	**	5	\$4,900	
Variable Frequency Drive	20%			2042	**			
Ground								
Grounding Devices								
Not Accessible	50%							
Generic	50%			LIFE	**	5	\$2,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$91,700	
Generators								
Diesel	100%			2038	**	1	\$115,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Roof							
	Explanation : Emergency Generator Rated @ 750 Kw							
Batteries								
Lead/Acid	100%			2020	\$1,600	5	\$11,000	
Fuel Storage								
Day Tank	50%			2047	**	5	\$27,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Roof							
	Explanation : 275 Gallons Capacity							
Main Tank	50%			2060	**	5	\$4,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : 275 Gallons Capacity							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
CARNEGIE HALL
Asset # : 2399

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	20%			2033	* *	10	\$54,700	
		T-8 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	30%			2033	* *	10	\$82,000	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Corridors							
	Fluorescent	10%			2033	* *	10	\$27,300	
		T-5 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Upper Floors							
	Incandescent	20%			2025	\$772,400	2	\$1,300	
Incandescent	20%			2033	* *	2	\$1,300		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways, Function Rooms							
		Explanation : Halogen 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 Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2033	* *			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Heating									
	Energy Source								
	Utility Steam	100%			2035	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : From Con Ed							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
CARNEGIE HALL
Asset # : 2399

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2034	* *	5	\$17,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 4 Heater Exchangers Converting Steam To Hot Water							
	Distribution								
	Hot Wtr Piping/Pump	90%			2033	* *	4	\$19,800	
	Steam Piping/Pump	10%			2035	* *	4	\$1,500	
	Terminal Devices								
	Air Handler	40%			2030	* *	1	\$73,700	
	Convactor/Radiator	55%			2038	* *	1	\$52,900	
	Fan Coil Unit/Heat	5%			2030	* *	1	\$4,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	50%			2028	* *	1	\$161,200	
		R-134a Refrigerant, Extent : Light, Area Affected : 50%							
		Location : Sub Basement							
	Centrifugal, Elec Chiller	50%			2038	* *	1	\$161,200	
		R-134a Refrigerant, Extent : Light, Area Affected : 50%							
		Location : Basement							
	Distribution								
	Chilled Wtr Pipe/Pump	50%			2035	* *	4	\$7,300	
	Chilled Wtr Pipe/Pump	50%			2051	* *	4	\$7,300	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2030	* *	1	\$184,300	
	Heat Rejection								
	Water Cool Tower	100%			2026	\$914,400	2	\$299,900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$166,200	
	Exhaust Fans								
	Interior	15%			2030	* *	2	\$1,400	
	Roof	85%			2030	* *	2	\$7,800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	* *	1		
	Water Heater								
	Electric	25%			2020	\$12,300	4	\$400	
	No Component	75%							
	HW Heat Exchanger								
	Low Temp	100%			2051	* *	4	\$29,500	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
CARNEGIE HALL
Asset # : 2399

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	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	\$30,900	1	\$18,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	60%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Throughout							
		Explanation : 6 Units							
	Hydraulic	40%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Throughout							
		Explanation : 4 Units							
	Escalators								
	Under 20' Rise	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Main Theatre							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2045	* *	1-5	\$150,300	
	Sprinkler								
	No Component	30%							
	Generic	70%			2045	* *	1-2	\$58,400	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Main Theater							
		Explanation : No Sprinkler							
	Fire Pump								
	Generic	100%			2034	* *	1	\$55,700	
	Chemical System								
	Generic	100%			2020	\$27,900	1-3	\$55,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Kitchens							
		Explanation : 2 Sets							

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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
Program / Asset # : DCA0033.000 / 3009 **Yr Built/Renovated** : 1921 / 2009
Area Sq Ft : 37,172 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 08-Apr-2014 **Landmark Status** : INTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1610 **Lot** : 1 **BIN** : 1051499

CAPITAL	FY 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



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DEPARTMENT OF CULTURAL AFFAIRS - 126
EL MUSEO DEL BARRIO HECKSCHER BUILDING TENANT

Asset # : 3009

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	35%			LIFE	* *	5	\$96,900	
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Museo Occupies Space On 1st And 3rd Floors And Limited Part Of Basement								
Explanation : Area Sq. Ft. Listed Above Is For Museo Space Only (15% Of Bldg.) Entire Bldg. Is 203,458 Sq. Ft.								
Masonry: Limestone	35%			LIFE	* *	5	\$72,700	
Recent Repair Evident, Extent : Light, Area Affected : 25%								
Location : Courtyard, First Floor								
Window Wall	25%			2051	* *	5	\$259,500	
Recent Construction, Extent : Light, Area Affected : 100%								
Location : Main Entrance Courtyard								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Main Entrance Courtyard								
Explanation : Construction Was Completed In 2008								
Wood	5%	Now	\$155,300	2038	* *	5	\$34,600	
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Decorative Wood Studs At Vestibule And Courtyard								
Windows								
Aluminum	10%			2047	* *	5	\$300	
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Cafe Space On First Floor (2008)								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Cafe Space On First Floor								
Explanation : Fixed Windows								
Metal Clad	10%	Now	\$18,400	2050	* *	5	\$1,000	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Theater								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Theater								
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Theater								
Wood	80%	Now	\$79,300	2050	* *	5	\$13,200	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout Exterior								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Caulking Deteriorated, Extent : Severe, Area Affected : 35%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
EL MUSEO DEL BARRIO HECKSCHER BUILDING TENANT
Asset # : 3009

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Parapets									
Masonry: Brick	60%			LIFE	* *	5	\$400		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Theater								
	Explanation : Parapets At Theater Which Is Part 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	* *				
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%								
	Location : Over Balcony								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Over Balcony								
Skylight, Metal/Glass	5%			2045	* *	10	\$2,600		
Interior									
Floors									
Carpet	25%	Now	\$78,900	2027	* *	3	\$8,700		
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
	Location : Theater								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Theater								
	Wrinkling, Extent : Moderate, Area Affected : 25%								
	Location : Theater								
Cast in Place Concrete	5%	Now	\$2,600	LIFE	* *	5	\$2,500		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout Basement, Dressing Areas In Theater								
	Uneven Surface, Extent : Moderate, Area Affected : 25%								
	Location : Throughout Basement, Dressing Areas In Theater								
	Other Observation, Extent : Severe, Area Affected : 5%								
	Location : Basement Mechanical Room								
	Explanation : Improper Steel Plates Covering Pipe Trench								
Terrazzo	25%			LIFE	* *	5	\$4,500		
Vinyl Tile	5%	Now	\$10,500	2035	* *	3	\$400		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Back Stage Area In Theater								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Back Stage Area In Theater								
Vinyl Tile	15%			2030	* *	3	\$1,300		
Wood	25%			2060	* *	5	\$10,800		
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Galleries								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
EL MUSEO DEL BARRIO HECKSCHER BUILDING TENANT
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		
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Galleries									
Masonry: Limestone	2%			LIFE	**				
Plaster	5%	Now	\$4,300	LIFE	**	5	\$400		
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : At Southwest Wall Of Theater									
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		
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Lobby And Cafe									
Plaster	15%	Now	\$5,500	LIFE	**	5	\$2,200		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Theater									
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%									
Location : Theater									
Wood	10%			LIFE	**	5	\$20,200		

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2025	\$11,100	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Serice Switch Rated @ 4000 Amperes								
Fused Disc Sw	50%			2045	* *	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated @ 2500 Amperes Serving The Museum								
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		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
EL MUSEO DEL BARRIO HECKSCHER BUILDING TENANT

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								
Fused Disc Sw	5%			2041	* *	5		
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		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	75%			2045	* *	1		
Motor Controllers								
Locally Mounted	70%			2023	\$72,600	5	\$200	
Locally Mounted	30%			2038	* *	5	\$100	
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	\$300	
Generic	50%			LIFE	* *	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	5%			2030	* *	10	\$1,700	
T-5 Lamps, Extent : Moderate, Area Affected : 100%								
Location : 3rd Floor								
Fluorescent	60%			2030	* *	10	\$20,500	
T-8 Lamps, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	30%			2030	* *	2	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Galleries								
Explanation : Track Lights								
LED	5%			2030	* *			
Egress Lighting								
Emergency, Service	50%			2030	* *	1		
Exit, LED	50%			2053	* *	1		
Exterior Lighting								
HID	100%			2025	\$150,100	10	\$100	
Alarm								
Security System								
No Component	30%							
Generic	70%			2030	* *	1	\$9,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Galleries And Hallways								
Explanation : C C T V Surveillance Cameras								
Fire/Smoke Detection								
No Component	30%							
Generic, Digital	70%			2030	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Galleries And Hallways								
Explanation : Strobe Lights,Smoke Detectors , Manual Pull Stations And Horns								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
EL MUSEO DEL BARRIO HECKSCHER BUILDING TENANT
Asset # : 3009

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	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%			2042	* *	1	\$42,700	
		Boiler Used For Hot Water, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler 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	2025	\$74,500	1	\$7,200	
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : Gallery							
		Explanation : Drip Pen Hose Clogged Causing Water To Spill On The Floor							
	Convactor/Radiator	70%			2030	* *	1	\$9,700	
Air Conditioning									
	Energy Source								
	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 Machinery Room							
		Explanation : For Museum Area Only							
	Window/Wall Unit	40%			2020	\$37,900	1		
Distribution									
	Chilled Wtr Pipe/Pump	60%			2035	* *	4	\$1,300	
	No Component	40%							
Terminal Devices									
	Air Handler/Cool/Ht	60%			2025	\$117,400	1	\$16,000	
		Other Observation, Extent : Moderate, Area Affected : 60%							
		Location : North Side Of Building							
		Explanation : Museum Area Only - Air Is Humidity Controlled As Well As Temperature							
	No Component	40%							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
EL MUSEO DEL BARRIO HECKSCHER BUILDING TENANT

Asset # : 3009

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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									
	Interior	60%			2025	\$30,600	2	\$800	
	No Component	40%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2035	* *	1		
HW Heat Exchanger									
	Low Temp	100%			2035	* *	4	\$4,300	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Boiler Room In Basement								
	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									
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement To 6th Floor								
	Explanation : 4 Units								
Fire Suppression									
Standpipe									
	Generic	100%			2035	* *	1-5	\$22,500	
Sprinkler									
	No Component	20%							
	Generic	80%			2045	* *	1-2	\$9,700	
Fire Pump									
	No Component	50%							
	Generic	50%			2028	* *	1	\$4,000	

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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
Program / Asset # : DCA0037.000 / 4380 **Yr Built/Renovated** : 1862 / 2014
Area Sq Ft : 18,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 23-Jan-2014 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 4960 **Lot** : 1 **BIN** : 4112147

CAPITAL	FY 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



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DEPARTMENT OF CULTURAL AFFAIRS - 126
FLUSHING TOWN HALL
Asset # : 4380

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	83%			LIFE	**	5	\$229,700		
	Recent Repair Evident, Extent : Light, Area Affected : 25%								
	Location : Throughout								
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		
	Recent Repair Evident, Extent : Light, Area Affected : 50%								
	Location : Throughout								
Parapets									
Masonry: Brick	5%			LIFE	**	5			
Masonry: Brick Cavity	5%			LIFE	**	5			
Masonry: Brownstone	5%			LIFE	**	5	\$100		
	Recent Repair Evident, Extent : Light, Area Affected : 25%								
	Location : Coping								
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 Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Mechanical Room								
Interior									
Floors									
Carpet	10%	Now	\$31,600	2027	**	3	\$3,500		
	Worn/Eroded, Extent : Severe, Area Affected : 100%								
	Location : Offices								
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Explanation : Open Seams								
Cast in Place Concrete	27%			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		
	Repairs in Progress, Extent : Light, Area Affected : 50%								
	Location : Auditorium, First Floor Galleries								
Wood	10%			2053	**	5	\$4,300		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
FLUSHING TOWN HALL
Asset # : 4380

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Interior

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	

Repairs in Progress, Extent : Light, Area Affected : 50%

Location : Gift Shop

Wood	5%			LIFE	**	5		\$6,000	
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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 Penetration, Extent : Light, Area Affected : 2%

Location : Mechanical Penthouse

Gypsum Board	38%			LIFE	**	5		\$11,000	
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2035	**	5		\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated @ 2500 Amperes

Switchgear / Switchboard

Fused Disc Sw	100%			2035	**	5		\$100	
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Raceway

Conduit	100%			2035	**	1			
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Panelboards

Fused Disc Sw	20%			2033	**	5		\$100	
Molded Case Bkrs	80%			2033	**	5		\$400	

Wiring

Thermoplastic	100%			2035	**	1			
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Motor Controllers

Locally Mounted	100%			2030	**	5		\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5		\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : Water Main

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DEPARTMENT OF CULTURAL AFFAIRS - 126
FLUSHING TOWN HALL
Asset # : 4380

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting

Fluorescent

20%

2025

\$46,700

10

\$3,300

*T-8 Lamps, Extent : Moderate, Area Affected : 100%**Location : Offices*

Fluorescent

5%

2025

\$11,700

10

\$800

*T-12 Lamps, Extent : Moderate, Area Affected : 100%**Location : Basement*

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 Observation, Extent : Moderate, Area Affected : 100%**Location : Inside**Explanation : C C T V Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2025

\$199,300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations And Smoke Detectors*

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual

100%

Now

\$500

2045

* *

1

Fuel

*Other Observation, Extent : Moderate, Area Affected : 10%**Location : West Wall**Explanation : Outside Vent Needed For Oil Tank Room*

Conversion Equipment

Hot Water Boiler

100%

2030

* *

1

\$10,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

100%

2041

* *

4

\$1,500

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DEPARTMENT OF CULTURAL AFFAIRS - 126
FLUSHING TOWN HALL
Asset # : 4380

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	30%			2030	* *	1	\$3,900	
	Convactor/Radiator	70%	Now	\$14,700	2030	* *	1	\$4,200	
	Leak Evident, Extent : Severe, Area Affected : 30%								
	Location : Various Areas								
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	* *	1		
	Conversion Equipment								
	Under Construction	70%							
	Under Construction	30%							
	Terminal Devices								
	Under Construction	100%							
	Heat Rejection								
	Remote Air Cond	30%			2020	\$40,000	2	\$4,400	
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$3,900	LIFE	* *	2-5	\$11,600	
	Malfunctioning, Extent : Severe, Area Affected : 25%								
	Location : 4 Damper Motors, Various Locations								
	Other Observation, Extent : Light, Area Affected : 25%								
	Location : Various Areas								
	Explanation : Replacement Is In Progress								
	Exhaust Fans								
	Interior	80%	Now	\$2,000	2025	\$19,700	2	\$400	
	Not in Service, Extent : Severe, Area Affected : 10%								
	Location : All Bath Rooms								
	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	\$2,400	LIFE	* *	1		
	Blockage /Clogged, Extent : Severe, Area Affected : 10%								
	Location : Underground Sewage Line Below Parking Lot								
	Storm Drain Piping								
	Cast Iron	100%	Now	\$1,600	LIFE	* *	1		
	Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
	Location : Basement								
	Repairs In Progress, Extent : Light, Area Affected : 5%								
	Location : Stairway At 3rd Floor								
	Sump Pump(s)								
	Rigid Piping	100%			2020	\$11,800	4	\$1,600	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
FLUSHING TOWN HALL
Asset # : 4380

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	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%							
		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	

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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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN COLLECTION CARE FACILITY

Asset # : 4494

Architecture		Current Repair		Future Replacement		Maintenance		
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								
Slate	100%			LIFE	**			
<i>Debris Present, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	65%	2-4	\$3,000	LIFE	**	5	\$12,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%			2033	**	5	\$500	
Vinyl Tile	30%	Now	\$1,100	2029	**	3	\$1,000	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairs</i>								
Interior Walls								
Gypsum Board	100%	Now	\$300	LIFE	**	5	\$800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Below Second Floor Window At Top Of Stairs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Below Second Floor Window At Top Of Stairs</i>								
Ceilings								
Exposed Struc: Steel	90%			LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fireproofing Missing</i>								
Gypsum Board	10%			LIFE	**	5	\$1,100	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2044	**	5	\$200	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN COLLECTION CARE FACILITY

Asset # : 4494

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 : Moderate, Area Affected : 100%								
	Location : Throughout								
	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 Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2044	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%	Now	\$700	2029	* *	1	\$2,700	
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Boilers							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room On 1st Floor							
		Explanation : 2 Units							
	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									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN COLLECTION CARE FACILITY
Asset # : 4494

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2029	* *	1	\$3,700	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Air Handler Room						
			Explanation : Direct Expansion Air Handler, With Hot Water Coil Built In						
	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 : Light, Area Affected : 100%						
			Location : 1-2						
			Explanation : 1 Unit						
Fire Suppression									
	Sprinkler								
	Generic	100%			2044	* *	1-2	\$1,700	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year 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	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN EDWARDS - BARTON HOUSE

Asset # : 2381

Architecture		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		
Exterior									
Exterior Walls									
	Masonry: Brick	15%			LIFE	* *	5	\$1,300	
	Wood	85%	Now	\$52,100	2029	* *	5	\$18,300	
Dry Rot/Decay, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Windows									
	Wood	100%	Now	\$9,500	2032	* *	5	\$11,800	
Deteriorated Finish, Extent : Moderate, Area Affected : 60%									
Location : Various Locations Throughout									
Glazing Broken/Cracked, Extent : Severe, Area Affected : 5%									
Location : Front Entry									
Parapets									
	Wood Cornice	100%			2034	* *	5-10	\$11,500	
Roof									
	Copper/Terne	15%			2039	* *	10	\$2,800	
	Wood Shingles	85%			2027	* *	10	\$2,100	
Interior									
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									
Split/Cracked, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Interior No Longer In Use									
Interior Walls									
	Plaster	100%	Now	\$47,300	LIFE	* *	5	\$1,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Cracking/Crumbling, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Interior No Longer In Use									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN EDWARDS - BARTON HOUSE

Asset # : 2381

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Interior

Ceilings

Plaster

100% Now \$77,300 LIFE * * 5 \$3,400

Broken/Missing Elements, Extent : Severe, Area Affected : 50%

Location : Throughout

Cracking/Crumbling, Extent : Severe, Area Affected : 50%

Location : Throughout

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : Interior No Longer In Use

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-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
Program / Asset # : DCA0021.180 / 2382 **Yr Built/Renovated** : 1815 / 1835
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	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN GUYON STORE
Asset # : 2382

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	5%			LIFE	* *	5	\$100	
Masonry: Fieldstone	20%			LIFE	* *	5	\$300	
Wood	75%	Now	\$10,300	2029	* *	5	\$3,600	
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Windows								
Wood	100%	4+	\$17,500	2032	* *	5	\$7,200	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Roof								
Wood Shingles	80%	Now	\$47,300	2039	* *			1
Dry Rot/Decay, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Wood Shingles	20%			2033	* *	10	\$200	
Recent Repair Evident, Extent : Light, Area Affected : 100%								
Location : Various Locations Throughout, 2010								
Interior								
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	* *			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year 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
Program / Asset # : DCA0021.240 / 2383 **Yr Built/Renovated** : 1740 / 1820
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	

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$24,500		\$19,700	
Interior Architecture	\$1,100			
Electrical	\$10,200	\$100	\$40,300	
Mechanical	\$200	\$200	\$500	\$200
Total	\$36,000	\$300	\$60,600	\$200
Importance Code A	\$24,700	\$200	\$20,000	\$200
Importance Code B	\$11,300	\$100	\$40,600	
Importance Code C				
Total	\$36,000	\$300	\$60,600	\$200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN GUYON/LAKE/TYSON HOUSE

Asset # : 2383

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	5%	Now	\$1,400	LIFE	* *	5	\$400	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Chimney									
Spalling, Extent : Moderate, Area Affected : 25%									
Location : Chimney									
	Masonry: Fieldstone	5%			LIFE	* *	5	\$300	
	Wood	90%			2029	* *	5	\$39,500	
Windows									
	Wood	100%	Now	\$19,300	2032	* *	5	\$12,000	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Roof									
	Wood Shingles	100%			2027	* *	10	\$3,800	
Interior									
Floors									
	Panel/Paver: Cer/Brk	15%			2032	* *	5	\$2,100	
	Wood	85%	Now	\$37,900	2039	* *	5	\$5,000	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Split/Cracked, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Interior Walls									
	Masonry: Fieldstone	15%			LIFE	* *			
	Plaster	60%			LIFE	* *	5	\$1,100	
	Wood	25%			LIFE	* *	5	\$6,300	
Ceilings									
	Exposed Struc: Wood	35%			LIFE	* *			
	Plaster	65%			LIFE	* *	5	\$2,600	

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2024	\$1,600	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : One 100 Amps Main Disconnect Switch							
	Raceway								
	Conduit	100%			2024	\$4,000	1		
	Panelboards								
	Molded Case Bkrs	100%			2023	\$8,000	5	\$100	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN GUYON/LAKE/TYSON HOUSE
Asset # : 2383

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	100%			2024	\$8,700	1		
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	* *	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Ground Rod - Outside								
Explanation : Corroded								
Lighting								
Interior Lighting								
Incandescent	100%			2019	\$23,600	2	\$100	
Exterior Lighting								
Incandescent	100%			2019	\$16,700	2		

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2034	* *	1		
Conversion Equipment								
Furnace	100%			2024	\$5,500	1	\$2,100	
Other Observation, Extent : 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		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year 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
Program / Asset # : DCA0021.030 / 2380 **Yr Built/Renovated** : 1848 / 1918
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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN HISTORICAL MUSEUM

Asset # : 2380

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$218,400	LIFE	* *	5	\$22,600	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Loose Units, Extent : Light, Area Affected : 10%							
	Location : Various Locations Throughout							
	Spalling, Extent : Moderate, Area Affected : 20%							
	Location : Various Locations Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : First Floor West Wall							
Masonry: Limestone	5%	Now	\$7,300	LIFE	* *	5	\$900	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Wood	5%			2029	* *	5	\$6,300	
Windows								
Wood	100%	2-4	\$21,700	2040	* *	5	\$13,500	
	Deteriorated Finish, Extent : Moderate, Area Affected : 30%							
	Location : Various Locations Throughout							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%							
	Location : Various Locations Throughout							
	Paint Peeling, Extent : Moderate, Area Affected : 30%							
	Location : Various Locations Throughout							
Parapets								
Wood Cornice	100%	Now	\$21,500	2034	* *	5	\$11,300	
	Deteriorated Finish, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Split/Cracked, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Roof								
Copper/Terne	95%			2039	* *	10	\$49,000	
Skylight, Metal/Glass	5%			2044	* *	10	\$3,400	

Interior

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN HISTORICAL MUSEUM

Asset # : 2380

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	40%	Now	\$18,900	2023	\$94,500	3	\$10,400	
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Wrinkling, Extent : Moderate, Area Affected : 15%							
		Location : Stairs							
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Explanation : Open Seams							
	Ceramic Tile	5%			2033	**	5	\$900	
	Vinyl Tile	15%			2029	**	3	\$1,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 15%							
		Location : Basement							
	Wood	40%			2039	**	5	\$13,000	
		Deteriorated Finish, Extent : Moderate, Area Affected : 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%			LIFE	**			
	Plaster	40%	Now	\$1,700	LIFE	**	5	\$600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : First Floor West Wall							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : First Floor West Wall							
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : Second Floor West Wall							
		Explanation : Cannot Access Damage Due To Secondary Display Wall Set In Front							
	Wood	5%			LIFE	**	5	\$1,000	
Ceilings									
	Gypsum Board	70%			LIFE	**	5	\$15,200	
	Plaster	30%	Now	\$7,300	LIFE	**	5	\$3,200	
		Paint Peeling, Extent : Moderate, Area Affected : 30%							
		Location : Various Locations Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Above Stairs On Second Floor							

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN HISTORICAL MUSEUM

Asset # : 2380

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2034	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 800 Amps Main Disconnect 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	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		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, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2044	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN HISTORICAL MUSEUM

Asset # : 2380

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Conversion Equipment									
Hot Water Boiler	100%			2037	* *	1	\$5,700		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 2 Units								
Distribution									
Hot Wtr Piping/Pump	100%			2040	* *	4	\$600		
Terminal Devices									
Air Handler	75%			2024	\$50,000	1	\$5,400		
Convactor/Radiator	25%			2029	* *	1	\$900		
Air Conditioning									
Energy Source									
Electricity	100%			2032	* *	1			
Conversion Equipment									
Int Pkg Unit - Heating/Cooling	75%	Now	\$18,500	2022	\$184,800	2	\$400		
	Broken, Extent : Moderate, Area Affected : 50%								
	Location : One A C Unit In Attic Space								
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Attic - Internal Package Units Not Accessible								
No Component	25%								
Terminal Devices									
Direct Expansion	15%			2024	\$4,300	1			
No Component	85%								
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%			LIFE	* *	2-5	\$5,800		
No Component	10%								
Plumbing									
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	100%	Now	\$11,800	2034	* *	4	\$1,600		
	Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
Fixtures									
Generic	100%								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN HISTORICAL MUSEUM

Asset # : 2380

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

Other Observation, Extent : Light, Area Affected : 100%

Location : B, 1, 2

Explanation : 1 Unit

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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
Program / Asset # : DCA0021.340 / 2386 **Yr Built/Renovated** : 1908 / 2013
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



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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN OLD PUBLIC SCHOOL 28

Asset # : 2386

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
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	
Graffiti, Extent : Moderate, Area Affected : 30%								
Location : Various Locations Throughout								
Horizontal Cracks, Extent : Moderate, Area Affected : 30%								
Location : North Facade								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%								
Location : North Facade								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%								
Location : North Facade								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Various Locations Throughout								
Masonry: Brick	10%			LIFE	* *	5	\$800	
Repairs in Progress, Extent : Light, Area Affected : 100%								
Location : Library								
Masonry: Limestone	2%	Now	\$1,900	LIFE	* *	5	\$100	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Window Sills								
Stucco Cement	3%			2029	* *	5	\$600	
Wood	5%			2029	* *	5	\$2,100	
Windows								
Wood	90%	Now	\$165,700	2049	* *	5	\$27,600	
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								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Wood	10%			2040	* *	5	\$6,100	
Repairs in Progress, Extent : Light, Area Affected : 100%								
Location : Library								
Parapets								
No Component	90%							
Under Construction	10%							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN OLD PUBLIC SCHOOL 28
Asset # : 2386

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Asphalt Shingle	75%	Now	\$2,900	2027	* *			
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Built-Up (BUR)	15%			2034	* *	10	\$1,600	
Repairs in Progress, Extent : Light, Area Affected : 100%								
Location : Library								
Copper/Terne	10%	Now	\$1,500	2039	* *			
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Interior								
Floors								
Asphalt Poured	5%	Now	\$800	2044	* *	5	\$100	
Loose/Delam Surface, Extent : Moderate, Area Affected : 40%								
Location : Stairs								
Wrinkling, Extent : Moderate, Area Affected : 60%								
Location : Stairs								
Cast in Place Concrete	5%			LIFE	* *	5	\$1,200	
Ceramic Tile	5%	Now	\$1,100	2027	* *	5	\$300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	30%	0-2	\$28,700	2034	* *	3	\$1,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Wood	5%	Now	\$18,500	2064	* *	5	\$500	
Broken/Missing Elements, Extent : Severe, Area Affected : 40%								
Location : Custodian Office In Basement								
Dry Rot/Decay, Extent : Severe, Area Affected : 40%								
Location : Custodian Office In Basement								
Wood	50%	0-2	\$55,600	2039	* *	5	\$4,900	
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Throughout								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN OLD PUBLIC SCHOOL 28

Asset # : 2386

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Interior Walls

Gypsum Board	10%			LIFE	* *	5	\$600	
Masonry: Brick	25%			LIFE	* *			
Plaster	45%	Now	\$3,800	LIFE	* *	5	\$1,300	

Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%

Location : Throughout

Staining/Discoloring, Extent : Moderate, Area Affected : 20%

Location : Throughout

SGFT/Glazed Masonry	10%			LIFE	* *			
Under Construction	10%							

Ceilings

Embossed Metal	10%			LIFE	* *	5	\$400	
Plaster	80%			LIFE	* *	5	\$4,100	
Under Construction	10%							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2024	\$1,600	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : One 200 Amps Main Disconnect Switch

Switchgear / Switchboard

Fused Knife Sw	100%	2-4	\$34,500	2054	* *	5		
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Obsolete Equipment, Extent : Moderate, Area Affected : 100%

Location : Basement

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout

Raceway

Conduit	95%			2024	\$31,800	1		
Conduit	5%			2034	* *	1		

Panelboards

Fused Toggle Switch	50%	2-4	\$8,000	2049	* *	5	\$100	
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout

Molded Case Bkrs	50%			2023	\$8,000	5	\$200	
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Wiring

Braided Cloth	65%	2-4	\$19,300	2049	* *	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	30%			2024	\$8,900	1		
Thermoplastic	5%			2034	* *	1		

Motor Controllers

Locally Mounted	100%			2022	\$32,300	5	\$100	
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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN OLD PUBLIC SCHOOL 28

Asset # : 2386

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Ground

Grounding Devices

Generic

100% 2-4 \$10,200 LIFE * * 5 \$200

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : Corroded

Lighting

Interior Lighting

Fluorescent

70% 2019 \$173,900 10 \$4,500

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : T-12 Lamps

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 Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100% 2024 \$6,100 1

Conversion Equipment

Steam Boiler

100% Now \$36,600 2044 * * 1 \$6,300

On Extended Life, Extent : Severe, Area Affected : 100%

Location : Boiler Room

Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : 2 Units

Distribution

Steam Piping/Pump

100% Now \$5,200 2034 * * 4 \$300

Leak Evident, Extent : Moderate, Area Affected : 15%

Location : Throughout

Steam Traps Faulty, Extent : Moderate, Area Affected : 50%

Location : Throughout

Terminal Devices

Convactor/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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN OLD PUBLIC SCHOOL 28

Asset # : 2386

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Window/Wall Unit	5%			2019	\$800	1		
	No Component	95%							
Plumbing									
	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	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
	Sanitary Piping								
	Cast Iron	100%	Now	\$1,600	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 5%							
		Location : Basement							
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout							

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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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Wood	100%	Now	\$27,000	2029	* *	5	\$4,700	
				Deteriorated Finish, Extent : Moderate, Area Affected : 30%					
				Location : Throughout					
				Dry Rot/Decay, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
				Paint Peeling, Extent : Moderate, Area Affected : 30%					
				Location : Throughout					
Windows									
	Wood	100%	Now	\$57,100	2049	* *	5	\$7,100	
				Air Infiltration, Extent : Severe, Area Affected : 45%					
				Location : Throughout					
				Broken/Missing Elements, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
				Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%					
				Location : Throughout					
				Glazing Broken/Cracked, Extent : Moderate, Area Affected : 30%					
				Location : Various Locations Throughout					
Parapets									
	Wood Cornice	100%			2034	* *	5-10	\$400	
Roof									
	Copper/Terne	20%	Now	\$3,500	2052	* *			
				Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 40%					
				Location : Low Roof					
				Seams Open/Split, Extent : Moderate, Area Affected : 50%					
				Location : Low Roof					
	Wood Shingles	80%	0-2	\$46,400	2039	* *			1
				Broken/Missing Elements, Extent : Severe, Area Affected : 50%					
				Location : Throughout					
				Dry Rot/Decay, Extent : Severe, Area Affected : 50%					
				Location : Throughout					

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT

Asset # : 2810

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	35%	Now	\$11,600	2026	\$11,600	3	\$1,300	
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Staining/Discoloring, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Wrinkling, Extent : Severe, Area Affected : 45%							
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Building Is No Longer In Use							
Ceramic Tile	5%	Now	\$2,500	2039	* *	5	\$100	
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Quarry Tile	10%	Now	\$3,000	2037	* *	5	\$200	
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
	Location : Old Kitchen							
Wood	50%	Now	\$42,800	2064	* *	5	\$1,100	
	Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Misaligned/Bulging, Extent : Severe, Area Affected : 30%							
	Location : Second Floor							
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 40%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Interior Walls								
Plaster	95%	Now	\$11,000	LIFE	* *	5	\$600	
	Paint Peeling, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 40%							
	Location : Throughout							
	Worn/Eroded, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Wood	5%	Now	\$1,600	LIFE	* *	5	\$500	
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Worn/Eroded, Extent : Severe, Area Affected : 100%							
	Location : Throughout							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT

Asset # : 2810

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Ceilings

Plaster

100% Now \$15,800 LIFE * * 5 \$1,200
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%
Location : Throughout
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 40%
Location : Throughout
Staining/Discoloring, Extent : Moderate, Area Affected : 40%
Location : Throughout

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2024 \$1,600 5
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Basement
Explanation : One 600 Amps Main Disconnect 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

100% 2-4 \$10,200 LIFE * * 5
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Basement
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		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT

Asset # : 2810

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2034	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%	0-2	\$3,900	2044	* *	1	\$700	
	Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	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 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Basement								
	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%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN SCHWIEBERT HOUSE

Asset # : 2384

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%	0-2	\$9,500	LIFE	* *	5	\$6,400	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Fieldstone	5%			LIFE	* *	5	\$300	
Wood	10%	Now	\$4,900	2029	* *	5	\$1,900	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : South Facade								
Split/Cracked, Extent : Moderate, Area Affected : 20%								
Location : South Facade								
Windows								
Wood	100%	Now	\$76,200	2049	* *	5	\$10,400	
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								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Wood Cornice	100%	Now	\$19,400	2034	* *	5	\$5,600	
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Roof								
Metal Panel	10%	Now	\$2,100	2029	* *			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%								
Location : Porch								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Porch								
Slate	90%	Now	\$19,300	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Main Roof								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : East Wall Of Second Floor								
Interior								
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	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN SCHWIEBERT HOUSE

Asset # : 2384

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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/Crumbling, Extent : Light, Area Affected : 5%

Location : Second Floor Office East Wall

Water Penetration, Extent : Light, Area Affected : 5%

Location : Second Floor Office East Wall

Wood	5%			LIFE	**	5	\$2,100	
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2024	\$1,400	5		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement Work Shop

Explanation : One 100 Amps Main Disconnect Switch

Raceway

Conduit	100%			2024	\$3,700	1		
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Panelboards

Fused Toggle Switch	10%	2-4	\$700	2049	**	5		
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Obsolete Equipment, Extent : Moderate, Area Affected : 10%

Location : Basement

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout

Molded Case Bkrs	90%			2023	\$6,600	5	\$100	
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Wiring

Braided Cloth	70%	2-4	\$5,600	2049	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	30%			2024	\$2,400	1		
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Motor Controllers

Locally Mounted	100%			2022	\$7,000	5		
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Ground

Grounding Devices

Generic	100%	2-4	\$9,300	LIFE	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : Corroded

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN SCHWIEBERT HOUSE

Asset # : 2384

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Lighting

Interior Lighting									
Fluorescent	40%				2019	\$6,600	10	\$1,200	
Incandescent	60%				2019	\$9,900	2		
Exterior Lighting									
Incandescent	100%				2019	\$11,700	2		

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source									
Natural Gas	100%				2034	* *	1		
Conversion Equipment									
Hot Water Boiler	100%				2029	* *	1	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : 1 Unit</i>									
Distribution									
Hot Wtr Piping/Pump	100%				2032	* *	4	\$200	
Terminal Devices									
Convactor/Radiator	100%				2029	* *	1	\$1,100	

Air Conditioning

Energy Source									
Electricity	100%				2032	* *	1		
Conversion Equipment									
Window/Wall Unit	40%				2019	\$2,600	1		
No Component	60%								

Plumbing

H/C Water Piping									
Galv Iron/Steel	100%				2029	* *	1		
Water Heater									
Gas Fired	100%				2022	\$700	2		
Sanitary Piping									
Cast Iron	100%				LIFE	* *	1		
Sump Pump(s)									
Rigid Piping	100%				2019	\$10,800	4	\$1,600	
Fixtures									
Generic	100%								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-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
Program / Asset # : DCA0021.400 / 14347 **Yr Built/Renovated** : 1836 / 2005
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	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN SEAMAN COTTAGE**

Asset # : 14347

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Exterior

Exterior Walls

Concrete Masonry Unit	20%			LIFE		**	5	\$300	
Wood	80%			2029		**	5	\$8,700	

Split/Cracked, Extent : Light, Area Affected : 10%

Location : Various Locations Throughout

Windows

Wood	100%	Now	\$7,100	2040		**	5	\$3,000	
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Air Infiltration, Extent : Moderate, Area Affected : 40%

Location : Throughout

Broken/Missing Elements, Extent : Moderate, Area Affected : 15%

Location : Various Locations Throughout

Glazing Broken/Cracked, Extent : Moderate, Area Affected : 30%

Location : Throughout

Split/Cracked, Extent : Moderate, Area Affected : 30%

Location : Exterior Frames

Roof

Asphalt Shingle	100%			2027		**	10	\$500	
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Interior

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 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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		
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Panelboards

Molded Case Bkrs	100%			2032		**	5		
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Wiring

Thermoplastic	100%			2034		**	1		
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Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN SEAMAN COTTAGE

Asset # : 14347

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Incandescent	100%			2024	\$5,800	2		
	Exterior Lighting								
	Incandescent	100%			2024	\$4,100	2		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 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
Program / Asset # : DCA0021.300 / 2385 **Yr Built/Renovated** : 1837 / 1839
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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN STEPHENS-BLACK HOUSE/GEN. STORE
Asset # : 2385

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	25%	Now	\$3,500	LIFE	* *	5	\$2,200	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Wood	75%			2029	* *	5	\$32,400	
Windows								
Wood	100%	Now	\$4,800	2032	* *	5	\$11,800	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Various Locations Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Roof								
Copper/Terne	100%			2039	* *	10	\$27,800	
Interior								
Floors								
Vinyl Tile	5%	Now	\$2,800	2034	* *	3	\$100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Basement								
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Basement								
Wood	95%	0-2	\$20,900	2039	* *	5	\$5,600	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Stairs To Basement								
Interior Walls								
Plaster	75%	Now	\$4,000	LIFE	* *	5	\$1,400	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Wood	25%			LIFE	* *	5	\$6,200	
Ceilings								
Exposed Struc: Wood	25%			LIFE	* *			
Plaster	75%	Now	\$6,600	LIFE	* *	5	\$2,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Second Floor								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Second Floor								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN STEPHENS-BLACK HOUSE/GEN. STORE
Asset # : 2385

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2034	* *	5	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Explanation : One 100 Amps Main Disconnect 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 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%			2034	* *	1		
	Conversion Equipment								
	Furnace	100%			2029	* *	1	\$2,100	
	Other Observation, Extent : Light, Area Affected : 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%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year 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
Program / Asset # : DCA0021.010 / 2379 **Yr Built/Renovated** : 1837 / 1990
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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN THIRD COUNTY COURTHOUSE
Asset # : 2379

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$91,000	LIFE	* *	5	\$9,400	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Various Locations Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Throughout								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Throughout								
Masonry: Brick	5%	Now	\$4,300	LIFE	* *	5	\$700	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Chimney & Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Chimney								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Chimney & Throughout								
Masonry: Brownstone	20%	Now	\$27,200	LIFE	* *	5	\$2,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : North Facade								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : North Facade								
Wood	5%	Now	\$4,800	2029	* *	5	\$1,700	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Various Locations Throughout								
Windows								
Wood	100%	Now	\$29,500	2032	* *	5	\$18,400	
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Frames								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Frames								
Parapets								
Wood Cornice	100%	Now	\$20,100	2034	* *	5	\$10,500	
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Roof								
Copper/Terne	100%	Now	\$12,400	2039	* *			
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Over Main Hall On Second Floor								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN THIRD COUNTY COURTHOUSE
Asset # : 2379

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	50%	4+	\$66,100	2026	\$66,100	3	\$7,300	
		Staining/Discoloring, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Wrinkling, Extent : Light, Area Affected : 15%							
		Location : Throughout							
	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 And Second Floor Public Space							
		Worn/Eroded, Extent : Moderate, Area Affected : 30%							
		Location : First And Second Floor Public Space							
Interior Walls									
	Plaster	100%			LIFE	**	5	\$2,900	
		Paint Peeling, Extent : Light, Area Affected : 5%							
		Location : Various Locations Throughout							
Ceilings									
	Plaster	100%	Now	\$13,600	LIFE	**	5	\$6,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Second Floor Main Hall, Basement							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Second Floor Main Hall							

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2050	**	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : One 200 Amps Main Disconnect Switch							
Raceway									
	Conduit	100%			2024	\$9,100	1		
Panelboards									
	Fused Toggle Switch	30%	2-4	\$4,800	2049	**	5		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor							
	Molded Case Bkrs	70%			2046	**	5	\$100	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN THIRD COUNTY COURTHOUSE

Asset # : 2379

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Wiring								
	Braided Cloth	60%	2-4	\$6,900	2049	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	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 Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : Copper							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2044	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2037	* *	1	\$6,400	
	Distribution								
	Steam Piping/Pump	100%			2034	* *	4	\$500	
	Terminal Devices								
	Convactor/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	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific 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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2024	\$11,800	4	\$1,600	
Fixtures									
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-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			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Wood	100%	Now	\$1,004,800	2044	* *	5	\$44,800	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Abandoned, Extensive Damage After Superstorm Sandy							
Windows									
	Wood	100%	Now	\$28,000	2049	* *	5	\$4,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Abandoned, Extensive Damage After Sandy							
Roof									
	Not Accessible	100%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Throughout							
		Explanation : Two Levels Of Roofs - Both Appear To Be In Poor Condition With Open Hole Evident							
Interior									
	Floors								
	Not Accessible	100%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Throughout							
		Explanation : Extensive Damage Suspected							
Interior Walls									
	Not Accessible	100%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Throughout							
		Explanation : Extensive Damage Suspected							
Ceilings									
	Not Accessible	100%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Throughout							
		Explanation : Extensive Damage Suspected							

Electrical		Current Repair			Future 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								
	Not Accessible	100%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Throughout							
		Explanation : Vacant Building Is Closed And No Access Is Permitted							
	Transformers								
	Not Accessible	100%							
	Switchgear / Switchboard								
	Not Accessible	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN TRACKLESS TROLLEY BARN
Asset # : 2387

Electrical		Current Repair			Future 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								
	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 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Not Accessible	100%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : Throughout								
	Explanation : 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									
	Not Accessible	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN TRACKLESS TROLLEY BARN

Asset # : 2387

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Not Accessible	100%							
	Backflow Preventer								
	Not Accessible	100%							
	Fixtures								
	Not Accessible	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

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
Program / Asset # : DCA0021.140 / 1598 **Yr Built/Renovated** : 1700 / 1860
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	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN TREASURE HOUSE

Asset # : 1598

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	5%			LIFE	**	5	\$100	
	Masonry: Fieldstone	45%			LIFE	**	5	\$700	
	Wood	50%			2029	**	5	\$5,100	
Windows									
	Wood	100%	2-4	\$62,000	2049	**	5	\$7,700	
Air Infiltration, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Roof									
	Wood Shingles	100%			2027	**	10	\$1,800	
Interior									
Floors									
	Wood	100%	Now	\$62,100	2052	**	5	\$3,300	
Deteriorated Finish, Extent : Moderate, Area Affected : 70%									
Location : Throughout									
Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Split/Cracked, Extent : Severe, Area Affected : 40%									
Location : Throughout									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : No Longer In Use									
Interior Walls									
	Plaster	75%	Now	\$21,100	LIFE	**	5	\$700	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Cracking/Crumbling, Extent : Severe, Area Affected : 50%									
Location : Throughout									
	Wood	25%	Now	\$19,500	LIFE	**	5	\$3,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Deteriorated Finish, Extent : Severe, Area Affected : 40%									
Location : Throughout									
Split/Cracked, Extent : Severe, Area Affected : 40%									
Location : Throughout									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN TREASURE HOUSE

Asset # : 1598

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Exposed Struc: Wood	25%	Now	\$13,700	LIFE	* *			
			<i>Insect/Bird Damage, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Basement</i>					
			<i>Split/Cracked, Extent : Moderate, Area Affected : 40%</i>					
			<i>Location : Attic</i>					
Plaster	75%	Now	\$28,600	LIFE	* *	5	\$1,300	
			<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
			<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN VOORLEZER'S HOUSE

Asset # : 1595

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	3%	Now	\$1,300	LIFE	* *	5	\$100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Chimney</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Chimney</i>								
Masonry: Fieldstone	10%			LIFE	* *	5	\$300	
Wood	87%	Now	\$28,400	2029	* *	5	\$10,000	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
Windows								
Wood	100%	2-4	\$50,400	2049	* *	5	\$6,300	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Roof								
Wood Shingles	100%	Now	\$28,200	2033	* *			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Wood	100%	Now	\$58,200	2039	* *	5	\$3,100	
<i>Deflection Evident, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Second Floor</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Second Floor</i>								
<i>Explanation : Second Floor Is Sagging And Is No Longer In Use For Public Tours.</i>								
Interior Walls								
Masonry: Brick	3%			LIFE	* *			
Plaster	27%			LIFE	* *	5	\$300	
Wood	70%			LIFE	* *	5	\$9,300	
Ceilings								
Exposed Struc: Wood	100%			LIFE	* *			
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN VOORLEZER'S HOUSE

Asset # : 1595

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%	Now	\$1,600	2054	* *	5		1
		Not in Service, Extent : Severe, Area Affected : 30%							
		Location : Basement							
		Suspect Water Damage, Extent : Severe, Area Affected : 100%							
		Location : Basement Flooded From Hurricane Sandy							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Explanation : One 100 Amps Main Disconnect Switch							
	Raceway								
	Conduit	100%	Now	\$4,000	2054	* *	1		
		Damaged, Extent : Severe, Area Affected : 100%							
		Location : Basement							
	Panelboards								
	Molded Case Bkrs	100%	Now	\$8,000	2049	* *	5		
		Suspect Water Damage, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : Moderate, Area Affected : 70%							
		Location : Basement Only							
		Explanation : Electrical Components Only In The Basement - No Electrical Components At 1st & 2nd Floors							
	Wiring								
	Thermoplastic	100%	Now	\$8,700	2054	* *	1		
		Suspect Water Damage, Extent : Severe, Area Affected : 100%							
		Location : Basement							
	Ground								
	Grounding Devices								
	Generic	100%	Now	\$10,200	LIFE	* *	5		
		Other Observation, Extent : Severe, Area Affected : 30%							
		Location : Basement							
		Explanation : Damaged By Water Flooding							
	Lighting								
	Interior Lighting								
	Incandescent	100%	Now	\$12,300	2034	* *	2		
		Other Observation, Extent : Severe, Area Affected : 30%							
		Location : Basement							
		Explanation : Damaged From Water Flooding							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2050	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN VOORLEZER'S HOUSE

Asset # : 1595

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	100%	Now	\$2,900	2034	* *	1	\$1,000	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Basement - Destroyed By Hurricane Sandy Flooding								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$1,200	
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2050	* *	1		
No Component	90%							

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Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

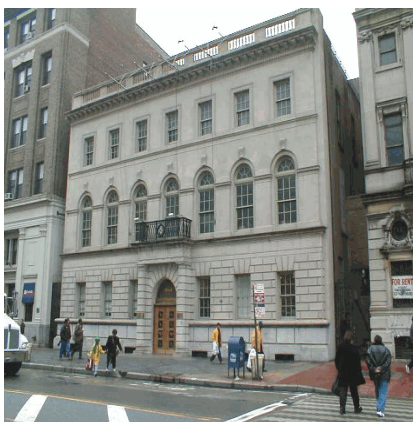
Print Date : 23-Oct-2015

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
Program / Asset # : DCA0035.000 / 3004 **Yr Built/Renovated** : 1898 / 2005
Area Sq Ft : 38,977 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 23-Jan-2014 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,5
Block : 10101 **Lot** : 11 **BIN** : 4215617

CAPITAL	FY 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			
Total	\$156,500	\$56,900	\$33,000	\$77,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA CTR. FOR ARTS & LEARNING FORMER REGISTER BLDG.

Asset # : 3004

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$196,500	LIFE	* *	5	\$60,900	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : South Facade								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : South Facade, Fifth Floor Stair, Third Floor North Side								
Masonry: Granite	2%	0-2	\$11,000	LIFE	* *	5	\$1,300	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	25%	2-4	\$141,000	LIFE	* *	5	\$16,300	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Panel	3%	2-4	\$1,000	2045	* *	5	\$4,900	
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Throughout								
Windows								
Metal Clad	25%	2-4	\$12,700	2024	\$127,400	5	\$7,200	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Steel	35%	0-2	\$179,300	2050	* *	5	\$20,100	
Corrosion/Rusting, Extent : Light, Area Affected : 35%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Wood	30%			2041	* *	5	\$27,500	
Wood	10%	0-2	\$27,500	2050	* *	5	\$4,600	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : North Facade								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : North Facade								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : North Facade								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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 FORMER REGISTER BLDG.

Asset # : 3004

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	60%	0-2	\$16,800	LIFE	**	5	\$2,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Limestone	10%	2-4	\$7,600	LIFE	**	5	\$600	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Limestone	10%			LIFE	**	5	\$600	
Metal Rail	20%			2038	**	5-10	\$16,400	
Roof								
Modified Bitumen	35%	Now	\$10,100	2025	\$50,700			
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%							
	Location : Over Third Floor							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Over Third Floor							
Modified Bitumen	60%			2025	\$86,800	10	\$13,900	
Skylight, Metal/Glass	5%			2045	**	10	\$3,900	
Interior								
Floors								
Carpet	20%			2024	\$159,200	3	\$17,500	
Cast in Place Concrete	5%	Now	\$6,500	LIFE	**	5	\$6,400	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
	Location : Basement							
Ceramic Tile	13%			2028	**	5	\$7,600	
Mosaic Tile	5%			2030	**	5	\$7,300	
Marble Panels	2%	Now	\$90,400	LIFE	**	5	\$900	
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
	Location : Stair To Basement							
	Loose Units, Extent : Severe, Area Affected : 25%							
	Location : Stair To Basement							
Sheet Vinyl/Rubber	5%			2025	\$92,500	5	\$4,400	
Vinyl Tile	30%			2030	**	3	\$6,600	
Wood	20%			2053	**	5	\$21,900	
Interior Walls								
Gypsum Board	30%			LIFE	**	5	\$12,200	
Metal Panel	5%			LIFE	**			
Plaster	60%	Now	\$17,400	LIFE	**	5	\$12,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Third Floor							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Basement, 3rd Floor, 5th Floor							
Plaster	5%			LIFE	**	5	\$1,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA CTR. FOR ARTS & LEARNING FORMER REGISTER BLDG.

Asset # : 3004

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

Gypsum Board	30%			LIFE	**	5	\$21,900	
Plaster	65%	Now	\$10,600	LIFE	**	5	\$23,700	

Loose/Delam Surface, Extent : Moderate, Area Affected : 10%

Location : At Stairs

Paint Peeling, Extent : Moderate, Area Affected : 10%

Location : At Stairs

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Third Floor, Stair

Plaster	5%			LIFE	**	5	\$1,800	
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2055	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 800 Amps Main Disconnect Switch

Fused Disc Sw	50%			2045	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Rated @ 600 Amperes

Switchgear / Switchboard

Fused Disc Sw	40%			2055	**	5	\$100	
Fused Disc Sw	30%			2045	**	5	\$100	
Molded Case Bkrs	30%			2045	**	5	\$300	

Raceway

Conduit	40%			2055	**	1		
Conduit	40%			2045	**	1		
Conduit	20%			2025		1	\$6,700	

Panelboards

Fused Disc Sw	10%			2041	**	5	\$100	
Fused Toggle Switch	10%	2-4	\$2,400	2050	**	5		

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Upper Floors

Molded Case Bkrs	50%			2041	**	5	\$500	
Molded Case Bkrs	30%			2050	**	5	\$300	

Wiring

Braided Cloth	20%	2-4	\$5,900	2050	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	40%			2045	**	1		
Thermoplastic	40%			2055	**	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA CTR. FOR ARTS & LEARNING FORMER REGISTER BLDG.

Asset # : 3004

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Motor Controllers									
	Locally Mounted	50%			2038	* *	5	\$100	
	Locally Mounted	50%			2045	* *	5	\$100	
Ground									
Grounding Devices									
	Generic	50%			LIFE	* *	5	\$300	
	Generic	50%			LIFE	* *	5	\$300	
Lighting									
Interior Lighting									
	Fluorescent	30%			2020	\$151,500	10	\$10,700	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-12 Lamps								
	Fluorescent	15%			2035	* *	10	\$5,400	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-5 Lamps								
	Fluorescent	35%			2035	* *	10	\$12,500	
	T-8 Lamps, Extent : Moderate, Area Affected : 35%								
	Location : Throughout The Building								
	Fluorescent	5%			2030	* *	10	\$1,800	
	T-9 Lamps, Extent : Moderate, Area Affected : 5%								
	Location : Stairway								
	Incandescent	15%			2030	* *	2	\$100	
Egress Lighting									
	Emergency, Battery	50%			2030	* *	10	\$4,700	
	Exit, Service	50%			2030	* *	1		
Exterior Lighting									
	HID	50%			2030	* *	10	\$100	
	Incandescent	50%			2030	* *	2		
Alarm									
Security System									
	No Component	50%							
	Generic	50%			2030	* *	1	\$7,300	
Fire/Smoke Detection									
	Generic, Digital	100%			2030	* *			

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2045	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA CTR. FOR ARTS & LEARNING FORMER REGISTER BLDG.
Asset # : 3004

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%			2038	* *	1	\$38,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Gas Fired Steam Boiler							
	Distribution								
	Steam Piping/Pump	100%			2045	* *	4	\$2,900	
	Terminal Devices								
	Air Handler	20%			2033	* *	1	\$4,800	
	Convactor/Radiator	80%			2030	* *	1	\$10,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Cooling	50%			2033	* *	2	\$1,200	
	Window/Wall Unit	30%	0-2	\$1,300	2020	\$25,700	1		
		Malfunctioning, Extent : Light, Area Affected : 20%							
		Location : Fourth & Fifth Floors, Multiple Mechanical 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									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific 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 FORMER REGISTER BLDG.

Asset # : 3004

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Freight B-3, Passenger 1-5									
Explanation : Two Freight And 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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

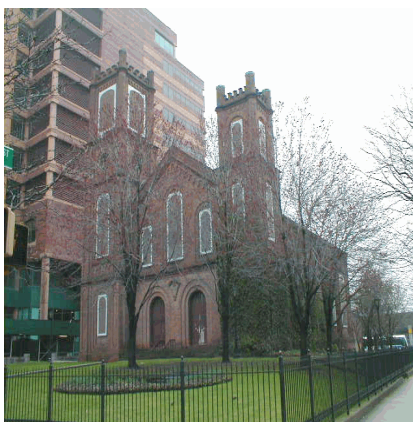
Print Date : 23-Oct-2015

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
Program / Asset # : DCA0035.010 / 13423 **Yr Built/Renovated** : 1859 / 2006
Area Sq Ft : 30,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 23-Jan-2014 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 10101 **Lot** : 11 **BIN** : 4215617

CAPITAL		FY 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Exterior

Exterior Walls

Masonry: Brick	95%			LIFE	**	5		\$82,700	
Masonry: Brownstone	5%			LIFE	**	5		\$3,300	

Windows

Aluminum	10%			2047	**	5		\$900	
Wood	90%			2047	**	5		\$82,500	

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : Stained Glass

Roof

Copper/Terne	5%			2060	**	10		\$2,900	
Metal Panel	10%			2042	**	10		\$4,300	
Slate	85%			LIFE	**				

Interior

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	

Electrical		Current Repair			Future 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%			2055	**		5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 2000 Amperes

Switchgear / Switchboard

Fused Disc Sw	100%			2055	**		5	\$100	
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Raceway

Conduit	100%			2055	**		1		
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Panelboards

Fused Disc Sw	10%			2050	**		5	\$100	
Molded Case Bkrs	90%			2050	**		5	\$700	

Wiring

Thermoplastic	100%			2055	**		1		
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA CTR. FOR ARTS & LEARNING PERFORMING ARTS CENTER
Asset # : 13423

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2045	* *	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
Lighting									
	Interior Lighting								
	Fluorescent	70%			2035	* *	10	\$19,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2035	* *	10	\$1,400	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 5%							
		Location : 1st & 2nd Floor Lobby							
	Incandescent	25%			2035	* *	2	\$200	
Egress Lighting									
	Emergency, Battery	50%			2035	* *	10	\$3,600	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Exit, LED	50%			2065	* *	1		
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	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	* *			

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2042	* *	1	\$14,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Gas Fired Hot Water Boiler							
	Distribution								
	Hot Wtr Piping/Pump	100%			2047	* *	4	\$1,500	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA CTR. FOR ARTS & LEARNING PERFORMING ARTS CENTER
Asset # : 13423

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Heating									
	Terminal Devices								
	Air Handler	80%			2033	**	1	\$14,800	
	Convactor/Radiator	20%			2042	**	1	\$1,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Reciprocating	100%			2033	**	1	\$13,900	
	Compr/Chiller								
	Distribution								
	Chilled Wtr Pipe/Pump	100%			2051	**	4	\$1,500	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2033	**	1	\$18,600	
Ventilation									
	Distribution								
	Ductwork/Diffusers	70%			LIFE	**	2-5	\$11,700	
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$5,000	
	Exhaust Fans								
	Interior	100%			2033	**	2	\$900	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	**	1		
	Water Heater								
	Gas Fired	100%			2024	\$7,500	2	\$400	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Roof Perimeter, Galvanized Steel					
				Explanation : Leaders And Gutters					
	Sump Pump(s)								
	Rigid Piping	100%			2033	**	4	\$2,500	
	Backflow Preventer								
	Generic	100%			2033	**	1	\$1,800	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1-2					
				Explanation : 1 Unit					
Fire Suppression									
	Sprinkler								
	Generic	100%			2051	**	1-2	\$8,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-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
Program / Asset # : DCA0034.010 / 4151 **Yr Built/Renovated** : 1964 / 2008
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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS DAMROSCH BANDSHELL
Asset # : 4151

Architecture		Current Repair		Future Replacement		Maintenance		
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	100%	Now	\$173,300	LIFE	* *	5	\$314,600	
Recent Repair Evident, Extent : Light, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Foundation								
Windows								
Aluminum	100%			2022	\$45,000	5	\$1,100	
Roof								
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%			LIFE	* *	5	\$5,400	
Plaster	10%	Now	\$4,700	LIFE	* *	5	\$1,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Basement Stairs								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Basement Stair At Northwest Side								
Ceilings								
AcousTileConcealSpLn	80%			2028	* *	5	\$85,500	
Gypsum Board	20%			LIFE	* *	5	\$21,400	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basemnet Stairs								

Electrical		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Raceway									
Conduit	100%			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, Area Affected : 100%									
Location : Throughout									
Thermoplastic	20%			2023	\$1,600	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
LINCOLN CTR. FOR PERFORMING ARTS DAMROSCH BANDSHELL
Asset # : 4151

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	65%			2018	\$14,900	10	\$2,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Using T-12 Lamps</i>							
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								
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%			2033	* *	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Steam Provided From Nearby Central Mechanical Plant</i>							
Conversion Equipment Not Accessible	100%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location :</i>							
	<i>Explanation : Located In Central Mechanical Plant</i>							
Distribution Steam Piping/Pump	100%			2033	* *	4	\$300	
Terminal Devices Convactor/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		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific 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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Electric	100%			2021	\$700	4		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Parking Garage - 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	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year 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 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS DAVID H. KOCH THEATRE
Asset # : 2811

Architecture		Current Repair		Future Replacement		Maintenance		
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	
Interior								
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	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Lower Concourse								
Vinyl Tile	15%			2028	**	3	\$21,300	
Vinyl Tile	5%	Now	\$157,100	2033	**	3	\$7,100	
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Stairs, Basement								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Stairs, Basement								
Explanation : 9x9 Tiles								
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$26,200	
Concrete Masonry Unit	5%			LIFE	**	5	\$8,700	
Recent Construction, Extent : Light, Area Affected : 100%								
Location : Lower Concourse								
Fabric on Framing	25%			2024	\$16,304,300	5	\$54,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Theater								
Explanation : Sound Absorbing Material								
Masonry: Brick	5%			LIFE	**			
Travertine Panels	15%			LIFE	**			
Plaster	35%			LIFE	**	5	\$45,900	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS DAVID H. KOCH THEATRE
Asset # : 2811

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

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 Evident, Extent : Light, Area Affected : 100%

Location : Lower Concourse

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 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2023	\$41,000	5	\$1,100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room - Sub Basement

Explanation : Two 6000 Amps Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	90%			2023	\$171,800	5	\$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	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : Water Main

Stand-by Power

Transfer Switches

Automatic	100%			2040	* *	1	\$76,100	
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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS DAVID H. KOCH THEATRE
Asset # : 2811

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2036	* *	1	\$95,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Loading Dock							
	Explanation : One 280 Kva							
Batteries								
Lead/Acid	100%			2018	\$1,500	5	\$9,200	
Fuel Storage								
Main Tank	100%			2058	* *	5	\$7,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Loading Dock							
	Explanation : One 275 Gallon Tank							
Lighting								
Interior Lighting								
Fluorescent	18%			2028	* *	10	\$41,700	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-8 Lamps							
Fluorescent	25%			2023	\$2,042,700	10	\$58,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Using T-12 Lamps							
HID	2%			2023	\$64,400	10	\$200	
Incandescent	55%			2023	\$4,493,800	2	\$3,100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Theatre Back Stage							
	Explanation : All Stage Lighting Controlled By Dimmer Switch Type 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								
HID	100%			2023	\$912,800	10	\$800	
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2031	* *	1-3	\$45,700	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS DAVID H. KOCH THEATRE
Asset # : 2811

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2033	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Steam From Con Eddison							
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%	0-2	\$3,700	2026	\$186,700	5	\$7,500	
	Other Observation, Extent : Light, Area Affected : 5%							
	Location : Sub Basement Steam Room							
	Explanation : The Pneumatic Control Board Needs To Be Upgraded							
Distribution								
Steam Piping/Pump	100%	Now	\$25,400	2033	* *	4	\$12,500	
	Not in Service, Extent : Moderate, Area Affected : 5%							
	Location : 1 Vacuum Pump Bearing Worn Out, Sub Basement							
Terminal Devices								
Air Handler	100%			2028	* *	1	\$156,400	
Air Conditioning								
Energy Source								
District C.W.	90%			2043	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Chilled Water From Central Mechanical Plant							
Electricity	10%			2039	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2032	* *	1	\$246,300	
	Other Observation, Extent : Light, Area Affected : 90%							
	Location : Basement Of Garage							
	Explanation : Located In Central Mechanical Plant							
Int Pkg Unit - Cooling	5%			2021	\$159,000	2	\$800	
	R-134a Refrigerant, Extent : Light, Area Affected : 5%							
	Location : 5th Floor							
Ext Pkg Unit - Cooling	5%			2031	* *	2	\$800	
	R-134a Refrigerant, Extent : Light, Area Affected : 5%							
	Location : Roof							
Distribution								
Chilled Wtr Pipe/Pump	90%			2033	* *	4	\$16,800	
	Other Observation, Extent : Light, Area Affected : 90%							
	Location : Basement Of Garage							
	Explanation : Located In Central Mechanical Plant							
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	90%			2028	* *	1	\$140,700	
No Component	10%							
Heat Rejection								
Air Condenser Unit	5%			2023	\$24,700	2	\$8,800	
No Component	95%							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS DAVID H. KOCH THEATRE
Asset # : 2811

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	4+	\$46,900	LIFE	* *	2-5	\$141,000	
Needs Cleaning, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
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	
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Steam Room									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Steam Room									
Explanation : There Is No Storage Tank									
	HW Heat Exchanger								
	Low Temp	100%	Now	\$3,800	2033	* *	4	\$25,000	
Not in Service, Extent : Severe, Area Affected : 20%									
Location : 1 Unit, Steam Room									
	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								
	Generic	100%			2028	* *	1	\$15,500	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	90%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 90%									
Location : (4) Concourse Level - 4th Fl; (3) Low Concourse - 5th Fl; (1) Concourse - 5th Fl; (1) Sub Basement - 5 Fl									
Explanation : 9 Units									
	Hydraulic	10%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 10%									
Location : (1) 1-2									
Explanation : 1 Unit									
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$127,500	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS DAVID H. KOCH THEATRE

Asset # : 2811

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Sprinkler									
	Generic	100%			2033	* *	1-2	\$70,800	
Fire Pump									
	Not Accessible	100%							

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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
Program / Asset # : DCA0034.000 / 3006 **Yr Built/Renovated** : 1965 / 2008
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



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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS PLAZA AND GARAGE
Asset # : 3006

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Plaza Roof: Stone Panels	100%			2049		**		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Recent Replacement</i>								
Interior								
Floors								
Asphalt Macadam	5%			2040		**	5	\$12,600
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Ramp At Concourse Entrance</i>								
Asphalt Macadam	15%	Now	\$149,600	2028		**	5	\$18,900
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
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
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2023	\$36,100	5		\$1,600
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switches Rated @ 1200 Amperes And 2000 Amperes</i>								
Transformers								
Dry Type	100%			2040		**	5	\$1,400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 112.5 Kva, 480/12/208 Volts</i>								
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	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS PLAZA AND GARAGE
Asset # : 3006

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	\$48,100	2048	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	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%			2036	* *	1	\$143,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Generator Rated @ 800 Kw							
Batteries									
	Lead/Acid	100%			2018	\$1,500	5	\$13,700	
Fuel Storage									
	Main Tank	100%			2058	* *	5	\$9,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 1000 Gallons Capacity							
Lighting									
Interior Lighting									
	Fluorescent	100%			2023	\$1,716,300	10	\$308,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T- 8 Lamps							
Egress Lighting									
	Emergency, Battery	20%			2023	\$88,700	10	\$16,300	
	Exit, LED	30%			2058	* *	1		
	Exit, Service	50%			2023	\$44,300	1		
Exterior Lighting									
	HID	100%			2023	\$1,364,700	10	\$1,100	
Alarm									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS PLAZA AND GARAGE
Asset # : 3006

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2023	\$546,600	1	\$69,100	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Garage								
	Explanation : CCTV Surveillance Camera System								
Fire/Smoke Detection									
	No Component	50%							
	Generic	50%			2023	\$1,871,200	1-3	\$117,500	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Garage								
	Explanation : Horns, Alarm Bells, Strobe Lights And Manual Pull Station								
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	3%			2043	* *	1		
	No Component	97%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : West Fan Room, Sub Basement								
	Explanation : 1 Gas Fired Steam Boiler Supplying The Bandshell Only								
Conversion Equipment									
	Radiant Heater	3%			2018	\$400	2		
	Other Observation, Extent : Light, Area Affected : 3%								
	Location : Cashier Office								
	Explanation : 1 Unit								
	No Component	97%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : West Fan Room, Sub Basement								
	Explanation : 1 Gas Fired Steam Boiler For The Bandshell Only								
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
Conversion Equipment									
	Window/Wall Unit	3%			2017	\$20,300	1		
	Other Observation, Extent : Light, Area Affected : 3%								
	Location : Cashier Office								
	Explanation : 1 Unit								
	No Component	97%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$187,700	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS PLAZA AND GARAGE
Asset # : 3006

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	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, Extent : Light, Area Affected : 1%					
				Location : West Fan Room, Sub Basement					
				Explanation : 1 Gas 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	

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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
Program / Asset # : DCA0001.ELE / 4163 **Yr Built/Renovated** : 1880 / 2001
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	FY 2021 - 2026
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

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Electrical	\$273,000	\$249,800	\$254,900	\$230,300
Elevators/Escalators	\$148,200	\$148,200	\$148,200	\$148,200
Total	\$421,200	\$398,100	\$403,100	\$378,500
Importance Code A		\$2,900	\$900	
Importance Code B	\$421,200	\$395,100	\$402,200	\$378,500
Total	\$421,200	\$398,100	\$403,100	\$378,500



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 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART ELECTRICAL SYSTEM

Asset # : 4163

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Service Equipment								
	Not Accessible	50%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : North Garage Electrical Room							
		Explanation : Cutout Switch Nameplate Ratings 600 Amperes And 4160 Volts							
	Not Accessible	50%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : South Garage Electrical Room							
		Explanation : Cutout Switch Nameplate Ratings 600 Amperes And 4160 Volts							
Transformers									
	Dry Type	50%			2043	* *	3	\$4,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : North Garage							
		Explanation : 2- Newly Installed Transformers Rated At 2000 Kva And 2500 Kva, 4160/480/277 Volts							
	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, Area Affected : 100%							
		Location : North Garage							
		Explanation : Newly Installed							
Raceway									
	Conduit	50%			2049	* *	1		
	Conduit	50%			2053	* *	1		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : North Garage							
		Explanation : Newly Installed							

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.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART ELECTRICAL SYSTEM

Asset # : 4163

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	25%			2023	\$33,300	5	\$2,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : D- Wing Electrical Room							
		Explanation : 2- 4000 Amperes Main Service Disconnects Serving H, A , B , C Wings							
	Fused Disc Sw	25%			2053	* *	5	\$1,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : North Garage Electrical Room							
		Explanation : Main Disconnect Switches Rated 1- 6000, 2- 4000 Amperes For American Wing And Sackler Wing							
	Fused Disc Sw	15%			2023	\$20,000	5	\$1,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : X- Wing Electrical Room							
		Explanation : Main Service Disconnect Switches Rated @ 2- 4000, 1- 3000 Amperes For C- Wing And D- Wing							
	Fused Disc Sw	10%			2043	* *	5	\$700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : X- Wing Electrical Room							
		Explanation : Main Service Disconnect Switches Rated @ 2- 2000 Amperes							
	Fused Disc Sw	25%			2049	* *	5	\$1,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : South Garage Electrical Room							
		Explanation : Main Service Disconnect Switches Rated @ 2- 4000 Amperes And 1- 3000 Amperes Serving E, H, F, G Wings							
Transformers									
	Dry Type	50%			2021	\$1,556,900	5	\$3,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Rooms							
		Explanation : 5- 30 Kva							
	Dry Type	50%			2040	* *	5	\$3,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : X- Wing Electrical Room							
		Explanation : 1- 150 Kva							
Switchgear / Switchboard									
	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, Area Affected : 100%							
		Location : North Garage Electrical Room							
		Explanation : Newly Installed							
	Fused Disc Sw	35%			2023	\$329,100	5	\$2,600	
Raceway									
	Conduit	30%			2033	* *	1		
	Conduit	60%			2023	\$650,000	1		
	Conduit	10%			2049	* *	1		

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART ELECTRICAL SYSTEM

Asset # : 4163

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									
Panelboards									
Fused Disc Sw	5%			2039	* *	5	\$2,000		
Fused Disc Sw	5%			2022	\$32,400	5	\$2,000		
Molded Case Bkrs	15%			2045	* *	5	\$6,700		
Molded Case Bkrs	25%			2031	* *	5	\$11,200		
Molded Case Bkrs	50%			2022	\$323,500	5	\$22,400		
Wiring									
Braided Cloth	20%	2-4	\$217,300	2048	* *	1			
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location : Throughout Old Sections Of The Museum Complex								
Thermoplastic	20%			2033	* *	1			
Thermoplastic	10%			2049	* *	1			
Thermoplastic	50%			2023	\$543,200	1			
Motor Controllers									
Locally Mounted	10%			2028	* *	5	\$1,100		
Locally Mounted	30%			2021	\$1,692,500	5	\$3,400		
Locally Mounted	20%			2036	* *	5	\$2,300		
Locally Mounted	10%			2040	* *	5	\$1,100		
Motor Control Center	30%			2028	* *	5	\$13,900		
Ground									
Grounding Devices									
Generic	50%			LIFE	* *	5	\$12,500		
Generic	50%			LIFE	* *	5	\$12,500		
Stand-by Power									
Transfer Switches									
Automatic	100%			2036	* *	1	\$524,600		
Generators									
Diesel	100%			2032	* *	1	\$660,400		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Roof								
	Explanation : 4- 750 Kva Diesel Generators								
Batteries									
Lead/Acid	100%			2017	\$1,600	5	\$63,200		
Fuel Storage									
Day Tank	50%			2039	* *	5	\$166,900		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Roof								
	Explanation : 4- 275 Gallon Capacity Tanks								
Main Tank	50%			2051	* *	5	\$26,400		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Underground								
	Explanation : 2- 3000 Gallon Capacity Tanks								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART ELECTRICAL SYSTEM

Asset # : 4163

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	10%			2028	* *	10	\$165,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-12 Lamps							
Fluorescent	18%			2028	* *	10	\$297,100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-8 Lamps							
Fluorescent	5%			2028	* *	10	\$82,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	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								
Generic	100%			2026		5		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : A, B, C Wings							
	Explanation : Copper							
Alarm								
Security System								
No Component	40%							
Generic	60%			2031	* *	1	\$382,100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Public Spaces							
	Explanation : C C T V Surveillance System And Intrusion Alarm System							
Fire/Smoke Detection								
No Component	30%							
Generic	70%			2031	* *	1-3	\$735,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Corridors, Offices And Exhibits							
	Explanation : Smoke Detectors, Strobe Lights, Manual Pull Station, Horns							

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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 : 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



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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART SECTION ESDA

Asset # : 2308

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Stucco Cement	5%			2036	**	5	\$10,000	
	Window Wall	35%			2043	**	5	\$105,500	
	No Component	60%							
Windows									
	Aluminum	10%			2039	**	5	\$1,500	
	No Component	90%							
Parapets									
	Concrete Masonry Unit	10%			LIFE	**	5	\$100	
	Metal Rail	90%	0-2	\$5,300	2036	**	5	\$6,600	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
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 : 10%								
	Location : Sculpture Court								
	Water Penetration, Extent : Moderate, Area Affected : 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	**	5	\$11,800	
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
	Location : Room 553								
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
	Location : Room 553								
Interior Walls									
	Concrete Masonry Unit	5%			LIFE	**	5	\$1,900	
	Gypsum Board	80%			LIFE	**	5	\$44,500	
	Masonry: Brick	10%			LIFE	**			
	Masonry: Limestone	5%			LIFE	**			

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART SECTION ESDA

Asset # : 2308

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Ceilings

AcousTileConcealSpLn	5%			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	

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Sculpture Court

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Utility Steam	100%			2033	* *	1		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement D Channel

Explanation : Steam Provided By Con Edison

Conversion Equipment

Heat Exchanger	20%			2032	* *	1	\$8,300	
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Other Observation, Extent : Light, Area Affected : 20%

Location : Mech Room

Explanation : The Unit Has Not Yet Been Insulated

Pres. Reducing Valve/LP Steam	80%	0-2	\$44,500	2038	* *	5	\$2,000	
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Leak Evident, Extent : Severe, Area Affected : 3%

Location : P R V Station, Mech Room

Distribution

Hot Wtr Piping/Pump	20%	Now	\$2,800	2039	* *	4	\$800	
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Corroded, Extent : Moderate, Area Affected : 10%

Location : Various Areas

Insul. Deteriorating, Extent : Moderate, Area Affected : 20%

Location : Throughout

Steam Piping/Pump	80%	Now	\$31,300	2033	* *	4	\$3,300	
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Corroded, Extent : Severe, Area Affected : 20%

Location : Various Areas

Insul. Deteriorating, Extent : Moderate, Area Affected : 40%

Location : Throughout

Steam Traps Faulty, Extent : Moderate, Area Affected : 20%

Location : Various Areas

Terminal Devices

Air Handler	70%	Now	\$6,800	2023	\$338,800	1	\$32,700	
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Leak Evident, Extent : Moderate, Area Affected : 5%

Location : Coil Connections, Mech Room

Convactor/Radiator	20%			2028	* *	1	\$5,400	
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Fan Coil Unit/Heat	10%			2023	\$134,400	1	\$2,700	
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Air Conditioning

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART SECTION ESDA

Asset # : 2308

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2031	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	100%			2026	\$157,900	1	\$90,900	
	Repairs In Progress, Extent : Light, Area Affected : 100%								
	Location : A C Room								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : A C Room								
	Explanation : R-123 Refrigerant								
Distribution									
	Chilled Wtr Pipe/Pump	100%	Now	\$21,400	2033	* *	4	\$4,100	
	Corroded, Extent : Moderate, Area Affected : 25%								
	Location : Various Areas								
Terminal Devices									
	Air Handler/Cool/Ht	100%			2023	\$381,300	1	\$51,900	
Heat Rejection									
	Water Cool Tower	100%			2021	\$151,400	2	\$84,500	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$10,000	LIFE	* *	2-5	\$46,800	
	Faulty Air Intake, Extent : Moderate, Area Affected : 40%								
	Location : Various Areas								
	Unbalanced System, Extent : Moderate, Area Affected : 50%								
	Location : Air Dampers Are Not Working Properly, Various Areas								
Exhaust Fans									
	Interior	40%			2023	\$11,100	2	\$1,000	
	Roof	60%			2028	* *	2	\$1,500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	* *	1		
Water Heater									
	Electric	100%			2022	\$13,900	4	\$700	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Rigid Piping	100%	0-2	\$11,800	2033	* *	4	\$1,600	
	Malfunctioning, Extent : Severe, Area Affected : 50%								
	Location : Lower Level Of Basement								
Sewage Ejector(s)									
	Electric	100%	0-2	\$11,800	2033	* *	4	\$1,600	
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Lower Level Of Basement								
Fixtures									
	Generic	100%							

Vertical Transport

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART SECTION ESDA

Asset # : 2308

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
Geared Traction		100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : (2) B, G, 1, M, 4, 5e, 5w (2) Freight G, 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

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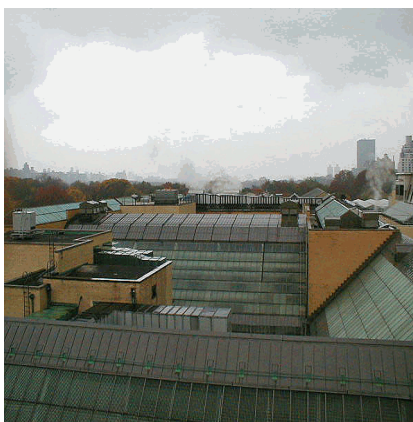
Print Date : 23-Oct-2015

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,etc
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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING A
Asset # : 2304

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			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, Extent : Moderate, Area Affected : 50%							
	Location : Courtyard							
No Component	80%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location :							
	Explanation : Most Of Perimeter Is Enclosed By 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 : 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							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING A
Asset # : 2304

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
IRMA/Protected Membrane Metal Panel	5%			2028	* *	10	\$2,500		
	35%	Now	\$20,800	2036	* *				
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : At Ridge									
Modified Bitumen	10%	Now	\$6,100	2028	* *				
Blisters, Extent : Moderate, Area Affected : 10%									
Location : Section Of Roof Near West Parapet									
Sloped Glazing	45%	Now	\$1,387,300	LIFE	* *	5	\$295,700		
Condensation Present, Extent : Moderate, Area Affected : 15%									
Location : Attic Spaces									
Corrosion/Rusting, Extent : Severe, Area Affected : 60%									
Location : Mullions And Structural Support									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Attic Spaces									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Over Attic Spaces									
Explanation : This Roof Is Actually Corrugated Glazing.									
Sloped Glazing	5%			LIFE	* *	5	\$32,900		
Interior									
Floors									
Carpet	20%			2022	\$238,500	3	\$26,200		
Granite Panels	25%			LIFE	* *	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		
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Exhibit 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									
AcousTileSusp.Lay-In	15%			2036	* *	5	\$12,300		
Glass: Susp Panels	20%			LIFE	* *				
Plaster	65%			LIFE	* *	5	\$33,200		
Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING A
Asset # : 2304

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
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 Steam	100%			2026	\$38,700	5	\$3,500		
Distribution									
Hot Wtr Piping/Pump	10%	Now	\$400	2022	\$19,600	4	\$300		
Corroded, Extent : Moderate, Area Affected : 5%									
Location : Mech Room									
Steam Piping/Pump	90%	Now	\$73,500	2033	**	4	\$2,600		
Corroded, Extent : Severe, Area Affected : 40%									
Location : Throughout									
Malfunctioning, Extent : Severe, Area Affected : 20%									
Location : Pneumatic Control System									
Steam Traps Faulty, Extent : Moderate, Area Affected : 20%									
Location : Various Areas									
Terminal Devices									
Air Handler	60%	Now	\$20,200	2023	\$201,900	1	\$19,500		
Corroded, Extent : Moderate, Area Affected : 30%									
Location : Fan Housings Rusted Through									
Convactor/Radiator	10%			2028	**	1	\$1,900		
Fan Coil Unit/Heat	30%			2028	**	1	\$5,700		
Other Observation, Extent : Light, Area Affected : 20%									
Location : Attic Of 2nd Floor Gallery									
Explanation : Reheat Units									
Air Conditioning									
Energy Source									
District C.W.	90%			2033	**	1			
Other Observation, Extent : Light, Area Affected : 90%									
Location : W Wing									
Explanation : Chilled Water Comes From W Wing									
Electricity	10%			2031	**	1			
Conversion Equipment									
Int Pkg Unit - Cooling	10%			2021	\$141,300	2	\$400		
No Component	90%								
Other Observation, Extent : Light, Area Affected : 0%									
Location : W Wing									
Explanation : Chilled Water Comes From W Wing									
Distribution									
Chilled Wtr Pipe/Pump	90%	Now	\$700	2023	\$13,400	4	\$2,600		
Corroded, Extent : Moderate, Area Affected : 10%									
Location : Various Areas									
No Component	10%								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING A
Asset # : 2304

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Air Handler/Cool/Ht	90%	Now	\$500	2023	\$23,900	1	\$29,300	
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Coils Connections							
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$7,000	LIFE	* *	2-5	\$32,600	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Sheet Metal Ducts Rusted Through							
		Faulty Air Intake, Extent : Severe, Area Affected : 70%							
		Location : Louvers Are Inoperable, Air Dampers Are Not Working Properly							
	Exhaust Fans								
	Interior	80%			2023	\$15,500	2	\$1,400	
	Roof	20%			2018	\$3,100	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2023	\$186,400	1		
	Water Heater								
	Electric	20%			2018	\$1,900	4	\$100	
	No Component	80%							
	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%							
	Generic	20%			2049	* *	1-2	\$3,300	

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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 : METROPOLITAN MUSEUM OF ART WING B
Address : 5TH AVE & 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.B00 / 2305 **Yr Built/Renovated** : 1888 / 2012
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,etc
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



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 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING B
Asset # : 2305

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	20%	Now	\$165,300	LIFE	* *	5	\$25,600	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Fan Room							
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Fan Room							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Fan Room							
Masonry: Limestone	30%	Now	\$224,500	LIFE	* *	5	\$28,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Wall Adjacent To Esda Wing							
	Staining/Discoloring, Extent : Light, Area Affected : 15%							
	Location : West Facade							
No Component	50%							
Windows								
Metal Clad	20%	Now	\$232,300	2048	* *	5	\$13,100	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
	Location : Bulkheads, Fan Room							
	Deformed/Dented, Extent : Moderate, Area Affected : 25%							
	Location : Bulkheads, Fan Room							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Bulkheads, Fan Room							
No Component	80%							
Parapets								
Masonry: Brick	70%	Now	\$22,500	LIFE	* *	5	\$1,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Bulkheads, Fan Room							
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Bulkheads, Fan Room							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
	Location : Bulkheads, Fan Room							
Masonry: Limestone	5%			LIFE	* *	5	\$200	
Metal Panel	5%			2043	* *	5	\$500	
Metal Rail	20%			2036	* *	5-10	\$9,400	

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING B
Asset # : 2305

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	5%			2031	**	10	\$3,300	
	Metal Panel	10%	Now	\$8,000	2036	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
	Location : Sloped Roof								
	Modified Bitumen	30%			2031	**	10	\$20,000	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Flat Sections								
	Sloped Glazing	50%	0-2	\$833,700	LIFE	**	5	\$444,200	
	Condensation Present, Extent : Moderate, Area Affected : 25%								
	Location : Attic Space								
	Corrosion/Rusting, Extent : Severe, Area Affected : 60%								
	Location : Throughout								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%								
	Location : Attic Space								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Attic Space								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Over Attic Spaces								
	Explanation : This Roof Is Actually Corrugated Glazing.								
	Sloped Glazing	5%			LIFE	**	5	\$44,400	
Interior									
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	2038	**	5	\$20,100	
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
	Location : Exhibit Areas								
	Under Construction	25%							
Interior Walls									
	Gypsum Board	25%			LIFE	**	5	\$4,400	
	Masonry: Brick	5%			LIFE	**			
	Marble Panels	5%			LIFE	**			
	Plaster	10%			LIFE	**	5	\$900	
	Plaster	30%			LIFE	**	5	\$2,700	
	Under Construction	25%							
Ceilings									
	Glass: Susp Panels	30%			LIFE	**			
	Gypsum Board	20%			LIFE	**	5	\$20,800	
	Plaster	15%			LIFE	**	5	\$7,800	
	Plaster	35%			LIFE	**	5	\$18,200	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING B
Asset # : 2305

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 Steam	100%			2026	\$47,600	5	\$4,300	
Distribution									
	Hot Wtr Piping/Pump	10%	Now	\$1,200	2022	\$24,100	4	\$400	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : 3rd Floor Mech Room							
	Steam Piping/Pump	90%	Now	\$90,400	2033	**	4	\$3,200	
		Corroded, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Steam Traps Faulty, Extent : Moderate, Area Affected : 20%							
		Location : Various Areas							
Terminal Devices									
	Air Handler	40%			2018	\$165,400	1	\$17,700	
	Air Handler	20%			2028	**	1	\$8,900	
	Convactor/Radiator	10%			2028	**	1	\$2,300	
	Fan Coil Unit/Heat	30%			2028	**	1	\$7,000	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Attic Of 2nd Floor Gallery							
		Explanation : Reheat Units							
Air 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%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : W Wing							
		Explanation : Chilled Water Comes From W Wing							
Distribution									
	Chilled Wtr Pipe/Pump	90%	Now	\$3,300	2033	**	4	\$3,200	
		Corroded, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
	No Component	10%							
Terminal Devices									
	Air Handler/Cool/Ht	50%	Now	\$300	2018	\$16,300	1	\$20,000	
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Coils Connections							
	Air Handler/Cool/Ht	30%			2028	**	1	\$13,300	
	No Component	20%							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING B
Asset # : 2305

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$8,600	LIFE	* *	2-5	\$40,000	
Faulty Air Intake, Extent : Severe, Area Affected : 30%								
Location : Air Dampers Are Not Working Properly								
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 : Moderate, Area Affected : 15%								
Location : Basement								
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	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-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,etc
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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING C
Asset # : 2306

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	20%	Now	\$66,000	LIFE	* *	5	\$20,500	
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Fan Room Wall							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
	Location : Fan Room Wall							
	Recent Repair Evident, Extent : Light, Area Affected : 20%							
	Location : Throughout							
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, Extent : Moderate, Area Affected : 50%							
	Location : Bulkheads, Courtyard							
	Deformed/Dented, Extent : Moderate, Area Affected : 25%							
	Location : Bulkheads, 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	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Bulkheads							
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
	Location : Bulkheads							
Roof								
IRMA/Protected Membrane	10%			2028	* *	10	\$5,300	
IRMA/Protected Membrane	10%			2028	* *	10	\$5,300	
	Paver Block Ballast, Extent : Moderate, Area Affected : 100%							
	Location : Flat Roof							
Metal Panel	5%			2036	* *	10	\$4,900	
Modified Bitumen	25%			2028	* *	10	\$13,400	
Skylight, Metal/Glass	20%			2043	* *	10	\$35,600	
Sloped Glazing	30%	Now	\$601,600	LIFE	* *	5	\$213,700	
	Condensation Present, Extent : Moderate, Area Affected : 25%							
	Location : Over Attic Space							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%							
	Location : Over Attic Space							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Over Attic Space							
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING C
Asset # : 2306

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	20%			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, Area Affected : 10%								
	Location : Laboratory								
	Explanation : 9 X 9 Tiles								
	Wood	40%	Now	\$184,600	2038	* *	5	\$49,100	
	Poor Subfloor Evident, Extent : Light, Area Affected : 10%								
	Location : Second Floor Exhibit Areas								
	Split/Cracked, Extent : Moderate, Area Affected : 15%								
	Location : Second Floor Exhibit Areas								
	Worn/Eroded, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
Interior Walls									
	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	
	Plaster	10%			LIFE	* *	5	\$8,200	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
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 Steam	100%			2026	\$58,000	5	\$5,200	

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING C
Asset # : 2306

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	10%	Now	\$1,500	2022	\$29,400	4	\$400	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Mech Room							
	Steam Piping/Pump	90%	Now	\$110,200	2033	* *	4	\$3,900	
		Corroded, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
		Malfunctioning, Extent : Moderate, Area Affected : 10%							
		Location : Pneumatic Control System							
		Steam Traps Faulty, Extent : Moderate, Area Affected : 20%							
		Location : Various Areas							
Terminal Devices									
	Air Handler	60%	Now	\$30,200	2018	\$302,500	1	\$29,200	
		Corroded, Extent : Moderate, Area Affected : 30%							
		Location : 3rd Floor Mech Room							
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Drip Pan, 3rd Floor Mech Room							
	Convactor/Radiator	10%			2028	* *	1	\$2,800	
	Fan Coil Unit/Heat	30%			2028	* *	1	\$8,500	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Attic Of 2nd Floor Gallery							
		Explanation : Reheat Units							
Air Conditioning									
Energy Source									
	District C.W.	95%			2033	* *	1		
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : W Wing Basement							
		Explanation : Chilled Water Comes From W Wing							
	Electricity	5%			2031	* *	1		
Conversion Equipment									
	Int Pkg Unit - Cooling	5%			2021	\$105,800	2	\$300	
	No Component	95%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : W Wing							
		Explanation : Chilled Water Comes From W Wing							
Distribution									
	Chilled Wtr Pipe/Pump	95%	Now	\$1,100	2023	\$10,600	4	\$4,100	
		Corroded, Extent : Severe, Area Affected : 25%							
		Location : Condensate Line, 3rd Floor Mech Room & Various Other Areas							
	No Component	5%							
Terminal Devices									
	Air Handler/Cool/Ht	95%			2018	\$18,900	1	\$51,400	
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Coils Connections							
	No Component	5%							

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING C
Asset # : 2306

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$10,400	LIFE	* *	2-5	\$48,800	
		Corroded, Extent : Light, Area Affected : 5%							
		Location : Supply Ducts							
		Faulty Air Intake, Extent : Severe, Area Affected : 60%							
		Location : Louvers Are Inoperable, Air Dampers Are Not Working Properly							
	Exhaust Fans								
	Interior	90%			2018	\$26,100	2	\$2,400	
	Roof	10%			2018	\$2,400	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$27,900	2023	\$279,300	1		
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Various Areas							
	Water Heater								
	Electric	10%			2021	\$1,500	4	\$100	
	No Component	90%							
	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 : Light, Area Affected : 100%							
		Location : G, 1, M, 2							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$44,100	
	Sprinkler								
	No Component	80%							
	Generic	20%			2049	* *	1-2	\$4,900	

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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 : 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



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 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING CC
Asset # : 152

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	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 Membrane	25%			2023	\$78,400	10	\$9,200	
IRMA/Protected Membrane	20%	Now	\$12,500	2023	\$62,700			
Water Penetration, Extent : Moderate, Area Affected : 10% Location : New Members Lounge Worn/Eroded, Extent : Moderate, Area Affected : 20% Location : Over New Members Lounge								
Modified Bitumen	50%			2028	* *	10	\$18,400	
Skylight, Plastic	5%			2036	* *	1		
Interior								
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/Crumbling, Extent : Moderate, Area Affected : 10% Location : Store								
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	
Plaster	50%			LIFE	* *	5	\$23,300	
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING CC**

Asset # : 152

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Conversion Equipment									
Heat Exchanger	10%			2026	\$1,200	1	\$2,500		
Pres. Reducing Valve/LP Steam	90%			2032	**	5	\$2,700		
Distribution									
Hot Wtr Piping/Pump	10%	Now	\$900	2031	**	4	\$300		
	Corroded, Extent : Moderate, Area Affected : 15%								
	Location : 4th Floor Mech Equip Room								
Steam Piping/Pump	90%	Now	\$10,700	2033	**	4	\$2,300		
	Corroded, Extent : Moderate, Area Affected : 15%								
	Location : Various Areas								
Terminal Devices									
Air Handler	90%	Now	\$13,200	2023	\$263,800	1	\$25,500		
	Leak Evident, Extent : Moderate, Area Affected : 5%								
	Location : Coil Connections								
	Malfunctioning, Extent : Moderate, Area Affected : 5%								
	Location : Pneumatic Control System								
Convactor/Radiator	10%			2028	**	1	\$1,600		
Air Conditioning									
Energy Source									
District C.W.	100%			2033	**	1			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Chilled Water From W Wing								
Distribution									
Chilled Wtr Pipe/Pump	100%	0-2	\$6,500	2033	**	4	\$2,500		
	Corroded, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
Terminal Devices									
Air Handler/Cool/Ht	100%			2023	\$230,900	1	\$31,500		
Ventilation									
Distribution									
Ductwork/Diffusers	100%	Now	\$6,100	LIFE	**	2-5	\$28,400		
	Faulty Air Intake, Extent : Severe, Area Affected : 5%								
	Location : Louvers Are Inoperable, Throughout								
	Unbalanced System, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
Exhaust Fans									
Interior	70%			2023	\$11,800	2	\$1,100		
Roof	30%	Now	\$800	2018	\$4,100	2	\$400		
	Corroded, Extent : Moderate, Area Affected : 10%								
	Location : Roof								
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2033	**	1			
Sanitary Piping									
Cast Iron	100%			LIFE	**	1			

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Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING CC**

Asset # : 152

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	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 : G, I, 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	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year 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 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,etc
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

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture			\$600	
Interior Architecture	\$6,600	\$8,100	\$366,100	\$1,100
Mechanical	\$16,400	\$34,100	\$26,500	\$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			
Total	\$37,100	\$56,300	\$407,300	\$32,000



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 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING D
Asset # : 2307

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	10%			LIFE	* *	5	\$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								
Masonry: Limestone	60%			LIFE	* *	5	\$6,600	
Metal Rail	40%			2036	* *	5-10	\$62,800	
Roof								
IRMA/Protected Membrane	40%			2028	* *	10	\$43,100	
	Paver Block Ballast, Extent : Moderate, Area Affected : 100%							
	Location : Flat Sections							
Metal Panel	30%			2036	* *	10	\$59,300	
Skylight, Plastic	5%			2036	* *	1		
Sloped Glazing	25%	Now	\$1,012,100	LIFE	* *	5	\$359,500	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 60%							
	Location : Throughout							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%							
	Location : Over Attic							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Attic Over Domes							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : This Is Actually Corrugated Glazing.							
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	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Mezzanine							
Terrazzo	50%			LIFE	* *	5	\$67,400	
Vinyl Tile	5%			2023	\$78,400	3	\$4,300	
Wood	5%			2038	* *	5	\$16,200	
Interior Walls								
Ceramic Tile	5%			2032	* *	5	\$11,000	
Gypsum Board	30%			LIFE	* *	5	\$39,700	
Panel/Paver: Limestone	40%			LIFE	* *			
Plaster	25%			LIFE	* *	5	\$16,600	

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Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING D
Asset # : 2307

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

Exposed Concrete

5%

LIFE

* *

5

\$1,300

*Recent Repair Evident, Extent : Light, Area Affected : 50%**Location : Mechanical Space 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 : Moderate, Area Affected : 10%**Location : Budda Gallery*

Mechanical		Current 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%

2033

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Steam Provided By Con Edison*

Conversion Equipment

Pres. Reducing Valve/LP
Steam

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 Evident, Extent : Moderate, Area Affected : 5%**Location : Vacuum Condensate Pump & Piping, Various Areas**Steam Traps Faulty, Extent : Moderate, Area Affected : 5%**Location : Various Areas*

Terminal Devices

Air Handler

100%

Now

\$66,500

2028

* *

1

\$64,200

*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Coil Connections, Various Areas**Malfunctioning, Extent : Moderate, Area Affected : 5%**Location : Pneumatic Control System**Other Observation, Extent : Severe, Area Affected : 10%**Location : Attic**Explanation : No Heating Device In Attic, Causing Condensate Water To Drip From**Ductwork*

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
METROPOLITAN MUSEUM OF ART WING D
Asset # : 2307

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
District C.W.	95%			2043	* *	1		
	Other Observation, Extent : Light, Area Affected : 95%							
	Location : W Wing Basement							
	Explanation : Chilled Water Comes From W Wing							
Electricity	5%			2031	* *	1		
Conversion Equipment								
Int Pkg Unit - Cooling	5%			2021	\$79,400	2	\$400	
	R-22 Refrigerant, Extent : Light, Area Affected : 5%							
	Location : Office							
No Component	95%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : W Wing							
	Explanation : Chilled Water Comes From W Wing							
Distribution								
Chilled Wtr Pipe/Pump	95%	0-2	\$2,900	2033	* *	4	\$5,400	
	Corroded, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
No Component	5%							
Terminal Devices								
Air Handler/Cool/Ht	95%			2028	* *	1	\$67,700	
	Other Observation, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Explanation : Lack Of A C In This Wing According To Stationary Engineer							
No Component	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$53,200	LIFE	* *	2-5	\$64,300	
	Faulty Air Intake, Extent : Severe, Area Affected : 5%							
	Location : Louvers Are Inoperable, Throughout							
	Unbalanced System, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Exhaust Fans								
Interior	60%			2028	* *	2	\$2,100	
Roof	40%			2023	\$39,200	2	\$1,400	
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		
Sump Pump(s)								
Not Accessible	100%							
Sewage Ejector(s)								
Not Accessible	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING D
Asset # : 2307

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
			Other Observation, Extent : Light, Area Affected : 40%						
			Location : G, 1, 2, 3, 4, 5						
			Explanation : 1 Unit						
	Escalators								
	Over 20' Rise	50%			LIFE		* *		
			Other Observation, Extent : Light, Area Affected : 30%						
			Location : G To 1						
			Explanation : 1 Unit						
	Under 20' Rise	50%			LIFE		* *		
			Other Observation, Extent : Light, 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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year 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 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,etc
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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING E
Asset # : 150

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	25%	Now	\$28,800	LIFE	* *	5	\$8,900	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Bulkheads, Courtyard								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Courtyard								
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/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Courtyard								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Courtyard								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Courtyard								
Parapets								
Masonry: Brick	28%			LIFE	* *	5	\$200	
Masonry: Limestone	70%			LIFE	* *	5	\$500	
Masonry: Limestone	2%			LIFE	* *	5		
Roof								
IRMA/Protected Membrane	40%			2023	\$139,600	10	\$16,400	
Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%								
Location : Over Egyptian Offices								
Metal Panel	25%			2036	* *	10	\$18,800	
Sloped Glazing	30%	Now	\$461,100	LIFE	* *	5	\$163,800	
Condensation Present, Extent : Severe, Area Affected : 30%								
Location : Attic								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout Mullions And Structural Supports								
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Attic								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Over Attic								
Explanation : This Component Is Corrugated Glass.								
Sloped Glazing	5%			LIFE	* *	5	\$27,300	

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.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING E
Asset # : 150

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors								
Carpet	25%	2-4	\$223,500	2025	\$223,500	3	\$24,600	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Second Floor</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second Floor</i>								
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	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Exhibit Space On Second Floor</i>								
Masonry: Infill Arch	10%			LIFE	**			
Plaster	55%			LIFE	**	5	\$22,500	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2033	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement D Channel</i>								
<i>Explanation : Steam Provided By Con Edison</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2032	**	5	\$2,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING E
Asset # : 150

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	10%	Now	\$1,500	2022	\$14,700	4	\$200	
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Basement							
	Steam Piping/Pump	90%	Now	\$36,800	2033	* *	4	\$1,900	
		Corroded, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Malfunctioning, Extent : Severe, Area Affected : 30%							
		Location : Pneumatic Control System							
Terminal Devices									
	Air Handler	80%	Now	\$10,100	2018	\$201,900	1	\$19,500	
		Leak Evident, Extent : Severe, Area Affected : 10%							
		Location : Coils Connections, Various Areas							
	Convactor/Radiator	10%			2028	* *	1	\$1,400	
	Fan Coil Unit/Heat	10%			2023	\$70,100	1	\$1,400	
Air Conditioning									
Energy Source									
	District C.W.	90%			2033	* *	1		
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : W Wing Basement							
		Explanation : Chilled Water Comes From W Wing							
	Electricity	10%			2031	* *	1		
Conversion Equipment									
	Int Pkg Unit - Cooling	10%			2021	\$105,900	2	\$300	
	No Component	90%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : W Wing							
		Explanation : Chilled Water Comes From W Wing							
Distribution									
	Chilled Wtr Pipe/Pump	90%	Now	\$3,000	2033	* *	4	\$1,900	
		Corroded, Extent : Severe, Area Affected : 60%							
		Location : Throughout							
		Insul. Deteriorating, Extent : Severe, Area Affected : 70%							
		Location : Throughout							
	No Component	10%							
Terminal Devices									
	Air Handler/Cool/Ht	70%	Now	\$700	2018	\$13,900	1	\$17,100	
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Coils Connections							
	Fan Coil - Cool/Heat	20%			2023	\$17,700	1	\$2,800	
	No Component	10%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING E
Asset # : 150

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$10,400	LIFE	* *	2-5	\$24,400	
Faulty Air Intake, Extent : Severe, Area Affected : 80%									
Location : Louvers Are Inoperable, Air Dampers Are Not Working Properly									
Insul. Deteriorating, Extent : Moderate, Area Affected : 15%									
Location : Various Areas									
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	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-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
Program / Asset # : DCA0001.F00 / 2292 **Yr Built/Renovated** : 1910 / 2008
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,etc
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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING F
Asset # : 2292

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	50%			LIFE	**	5	\$26,000	
	No Component	50%							
Windows									
	Aluminum	100%			2039	**	5	\$115,500	
Parapets									
	Masonry: Brick	75%			LIFE	**	5	\$2,700	
	Masonry: Limestone	5%			LIFE	**	5	\$200	
	Metal Rail	20%			2036	**	5-10	\$13,000	
Roof									
	IRMA/Protected Membrane	30%			2023	\$100,000	10	\$11,700	
	Metal Panel	40%	Now	\$18,900	2036	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : North And South Ends									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : North And South Ends									
	Modified Bitumen	30%			2031	**	10	\$11,700	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Flat Section At West Side									
Interior									
Floors									
	Carpet	25%	Now	\$229,400	2025	\$229,400	3	\$25,200	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%									
Location : Second Floor									
Staining/Discoloring, Extent : Moderate, Area Affected : 50%									
Location : Second Floor									
Wrinkling, Extent : Moderate, Area Affected : 25%									
Location : Second Floor									
	Ceramic Tile	5%			2032	**	5	\$3,400	
	Marble Panels	45%			LIFE	**	5	\$22,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Room 371									
	Wood	25%	Now	\$118,600	2038	**	5	\$15,800	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Room 376									
Interior Walls									
	Ceramic Tile	5%			2032	**	5	\$3,800	
	Gypsum Board	35%			LIFE	**	5	\$15,900	
	Plaster	30%			LIFE	**	5	\$6,800	
	Plaster	30%			LIFE	**	5	\$6,800	
Ceilings									
	Gypsum Board	20%			LIFE	**	5	\$16,800	
	Plaster	50%			LIFE	**	5	\$21,000	
	Plaster	30%			LIFE	**	5	\$12,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING F
Asset # : 2292

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Heating									
	Energy Source								
	Utility Steam	100%			2033	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement D Tunnel							
		Explanation : Steam Provided By Con Edison							
Distribution									
	Hot Wtr Piping/Pump	10%	Now	\$1,500	2031	* *	4	\$200	
		Corroded, Extent : Severe, Area Affected : 30%							
		Location : Mech Room							
	Steam Piping/Pump	90%	Now	\$37,700	2033	* *	4	\$2,000	
		Corroded, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Mech Room							
Terminal Devices									
	Air Handler	90%	Now	\$46,600	2023	\$233,100	1	\$22,500	
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Coils Rusted & Clogged, Mech Room							
		Malfunctioning, Extent : Severe, Area Affected : 5%							
		Location : Pneumatic Control System							
	Convactor/Radiator	10%			2028	* *	1	\$1,500	
Air Conditioning									
	Energy Source								
	District C.W.	90%			2043	* *	1		
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : W Wing Basement							
		Explanation : Chilled Water Comes From W Wing							
	Electricity	10%			2031	* *	1		
Conversion Equipment									
	Int Pkg Unit - Cooling	10%			2021	\$108,700	2	\$300	
	No Component	90%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : W Wing							
		Explanation : Chilled Water Comes From W Wing							
Distribution									
	Chilled Wtr Pipe/Pump	90%	Now	\$2,100	2033	* *	4	\$2,000	
		Corroded, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Various Areas							
	No Component	10%							
Terminal Devices									
	Air Handler/Cool/Ht	90%			2023	\$18,400	1	\$25,000	
	No Component	10%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING F
Asset # : 2292

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$10,700	LIFE	* *	2-5	\$25,100	
Faulty Air Intake, Extent : Severe, Area Affected : 5%									
Location : Louvers Are Inoperable, Throughout									
Unit Inoperable, Extent : Moderate, Area Affected : 5%									
Location : 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)								
	Electric	100%			2031	* *	4	\$1,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : G, 1n, 1s, M, 2n, 2s.									
Explanation : One Unit									
Fire Suppression									
Standpipe									
	Generic	100%			2033	* *	1-5	\$22,700	
Sprinkler									
	No Component	80%							
	Generic	20%			2049	* *	1-2	\$2,500	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-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
Program / Asset # : DCA0001.G00 / 2319 **Yr Built/Renovated** : 1910 / 1999
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



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 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING G
Asset # : 2319

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	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 Membrane	90%			2028	**	10	\$25,900	
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	10%			2028	**	10	\$2,900	
Interior								
Floors								
Carpet	40%			2022	\$531,800	3	\$58,500	
<i>Wrinkling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor</i>								
Panel/Paver: Cer/Brk	10%			2031	**	5	\$21,900	
Marble Panels	10%			LIFE	**	5	\$7,300	
Terrazzo	5%			LIFE	**	5	\$3,800	
Vinyl Tile	20%			2028	**	3	\$7,300	
Wood	15%			2038	**	5	\$27,400	
Interior Walls								
Fabric on Framing	20%			2024	\$5,358,700	5	\$16,400	
Gypsum Board	40%			LIFE	**	5	\$39,400	
Masonry: Limestone	5%			LIFE	**			
Plaster	25%			LIFE	**	5	\$12,300	
Wood	10%			LIFE	**	5	\$65,600	
Ceilings								
AcousTileConcealSpLn	20%			2028	**	5	\$42,600	
AcousTileSusp.Lay-In	35%			2036	**	5	\$59,600	
Exposed Struc: Wood	5%			LIFE	**			
Glass: Susp Panels	15%			LIFE	**			
Gypsum Board	25%			LIFE	**	5	\$53,300	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING G
Asset # : 2319

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	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									
	Heat Exchanger	20%			2032	**	1	\$9,000	
	Pres. Reducing Valve/LP Steam	80%			2019	\$48,300	5	\$4,300	
Distribution									
	Hot Wtr Piping/Pump	20%	Now	\$3,100	2031	**	4	\$900	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Cross Bay And Inside The Pipe, 4th Floor Office Area							
		Leak Evident, Extent : Moderate, Area Affected : 3%							
		Location : Cross Bay							
	Steam Piping/Pump	80%	Now	\$17,000	2033	**	4	\$3,600	
		Steam Traps Faulty, Extent : Moderate, Area Affected : 20%							
		Location : Various Areas							
Terminal Devices									
	Air Handler	80%			2028	**	1	\$45,100	
	Convactor/Radiator	10%			2028	**	1	\$2,900	
	Fan Coil Unit/Heat	10%			2023	\$145,900	1	\$2,900	
Air Conditioning									
	Energy Source								
	District C.W.	90%			2043	**	1		
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : W Wing Basement							
		Explanation : Chilled Water Comes From W Wing							
	Electricity	10%			2031	**	1		
Conversion Equipment									
	Int Pkg Unit - Cooling	10%			2021	\$220,500	2	\$600	
	No Component	90%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : W Wing							
		Explanation : Chilled Water Comes From W Wing							
Distribution									
	Chilled Wtr Pipe/Pump	90%	Now	\$400	2033	**	4	\$4,000	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 30%							
		Location : Various Areas							
		Leak Evident, Extent : Moderate, Area Affected : 3%							
		Location : Cross Bay							
	No Component	10%							
Terminal Devices									
	Air Handler/Cool/Ht	90%			2028	**	1	\$50,700	
	No Component	10%							

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Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING G
Asset # : 2319

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$4,300	LIFE	* *	2-5	\$50,800	
Faulty Air Intake, Extent : Moderate, Area Affected : 25%									
Location : Louvers Are Inoperable, Air Dampers Are Not Working Properly									
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, Extent : Light, Area Affected : 70%									
Location : (2) G, 1-5. (1) B, 1, M, 2									
Explanation : 3 Units									
	Hydraulic	30%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 30%									
Location : (1) 1-3, 3m									
Explanation : 1 Unit									
Fire Suppression									
Standpipe									
	Generic	100%			2033	* *	1-5	\$46,000	
Sprinkler									
	No Component	80%							
	Generic	20%			2049	* *	1-2	\$5,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

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,etc
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



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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING H
Asset # : 2293

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
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									
Aluminum	25%			2039	**	5	\$1,800		
Bronze/Brass	75%			2031	**	5	\$34,300		
Parapets									
Masonry: Brick	20%			LIFE	**	5	\$100		
Masonry: Limestone	35%			LIFE	**	5	\$300		
Masonry: Limestone	5%	Now	\$1,200	LIFE	**	5			
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Coping									
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%									
Location : 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, Area Affected : 20%									
Location : Throughout									
Metal, Corrugated	5%			2028	**	1			
Metal Panel	20%			2036	**	10	\$23,200		
Sloped Glazing	20%	Now	\$792,400	LIFE	**	5	\$168,900		
Condensation Present, Extent : Moderate, Area Affected : 25%									
Location : Over Astor Court									
Glazing Broken/Cracked, Extent : Severe, Area Affected : 15%									
Location : Over Astor Court									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Astor Court									
Sloped Glazing	30%	Now	\$475,500	LIFE	**	5	\$253,300		
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%									
Location : Attic Space									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Attic Space									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : This Component Is Corrugated Glazing									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING H
Asset # : 2293

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Attic Space								
	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		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		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement D Channel								
	Explanation : Steam Provided By Con Edison								
Conversion Equipment									
	Pres. Reducing Valve/LP Steam	100%			2026	\$99,900	5	\$8,900	

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING H
Asset # : 2293

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	10%	Now	\$5,100	2031	* *	4	\$700	
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Basement							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
	Steam Piping/Pump	90%	Now	\$189,700	2033	* *	4	\$6,700	
		Corroded, Extent : Severe, Area Affected : 70%							
		Location : Throughout							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 70%							
		Location : Throughout							
		Malfunctioning, Extent : Severe, Area Affected : 30%							
		Location : Pneumatic Control System							
Terminal Devices									
	Air Handler	80%	Now	\$69,500	2018	\$694,700	1	\$67,100	
		Not Energy Efficient, Extent : Severe, Area Affected : 40%							
		Location : Attic & Basement							
		On Extended Life, Extent : Moderate, Area Affected : 80%							
		Location : Attic & Basement							
		Recent Repair Evident, Extent : Light, Area Affected : 15%							
		Location : 1 Unit Being Removed From Basement							
	Convactor/Radiator	10%			2028	* *	1	\$4,900	
	Fan Coil Unit/Heat	10%			2023	\$241,100	1	\$4,900	
Air Conditioning									
Energy Source									
	District C.W.	90%			2033	* *	1		
		Other Observation, Extent : Light, Area Affected : 75%							
		Location : W Wing Basement							
		Explanation : Chilled Water Comes From W Wing							
	Electricity	10%			2031	* *	1		
Conversion Equipment									
	Int Pkg Unit - Cooling	10%			2021	\$364,500	2	\$900	
	No Component	90%							
Distribution									
	Chilled Wtr Pipe/Pump	90%	Now	\$6,900	2033	* *	4	\$6,700	
		Corroded, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
	No Component	10%							
Terminal Devices									
	Air Handler/Cool/Ht	90%	Now	\$6,200	2023	\$61,600	1	\$75,500	
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Various Areas							
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Coils Connections, Various Areas							
	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.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING H
Asset # : 2293

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$35,900	LIFE	* *	2-5	\$84,000	
Faulty Air Intake, Extent : Severe, Area Affected : 80%									
Location : Louvers Are Inoperable, Air Dampers Are Not Working Properly									
Exhaust Fans									
	Interior	100%			2018	\$50,000	2	\$4,600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2023	\$481,000	1		
Water Heater									
	Electric	10%			2021	\$2,500	4	\$100	
	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%							
Vertical Transport									
Elevators									
	Geared Traction	40%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 40%									
Location : B, G, 1-3									
Explanation : 1 Unit									
	Hydraulic	60%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 60%									
Location : 1-2									
Explanation : 2 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2033	* *	1-5	\$76,000	
Sprinkler									
	No Component	80%							
	Generic	20%			2049	* *	1-2	\$8,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 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,etc
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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING J
Asset # : 2298

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	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 Membrane	60%			2028	**	10	\$59,000	
	Paver Block Ballast, Extent : Moderate, Area Affected : 100%							
	Location : Fat Roof							
Sloped Glazing	15%			LIFE	**	5	\$196,600	
Sloped Glazing	25%	Now	\$614,800	LIFE	**	5	\$327,600	
	Condensation Present, Extent : Moderate, Area Affected : 25%							
	Location : Attic Space							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Attic Space Over Roman Sculpture							
Interior								
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								
Gypsum Board	50%			LIFE	**	5	\$23,000	
Masonry: Limestone	25%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	20%			LIFE	**	5	\$4,600	
Ceilings								
AcousTileSusp.Lay-In	10%			2036	**	5	\$15,600	
Glass: Susp Panels	10%			LIFE	**			
Gypsum Board	25%			LIFE	**	5	\$48,800	
Plaster	25%			LIFE	**	5	\$24,400	
Plaster	30%			LIFE	**	5	\$29,300	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING J
Asset # : 2298

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	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 Steam	100%			2026	\$69,200	5	\$6,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Shares The Prv With " K" Wing							
Distribution									
	Steam Piping/Pump	100%			2033	* *	4	\$7,700	
		Malfunctioning, Extent : Moderate, Area Affected : 20%							
		Location : Pneumatic Control System							
Terminal Devices									
	Air Handler	80%			2023	\$481,000	1	\$51,600	
	Convactor/Radiator	10%			2028	* *	1	\$3,400	
	Fan Coil Unit/Heat	10%			2023	\$167,000	1	\$3,400	
Air Conditioning									
	Energy Source								
	District C.W.	90%			2043	* *	1		
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : K Wing Basement							
		Explanation : Chilled Water Comes From K Wing							
	Electricity	10%			2039	* *	1		
Conversion Equipment									
	Int Pkg Unit - Cooling	10%			2021	\$252,400	2	\$600	
	No Component	90%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Chilled Water Comes From K Wing							
Distribution									
	Chilled Wtr Pipe/Pump	90%			2033	* *	4	\$6,900	
	No Component	10%							
Terminal Devices									
	Air Handler/Cool/Ht	90%	Now	\$2,100	2023	\$42,600	1	\$52,300	
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Coils Connections, Various Areas							
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$5,000	LIFE	* *	2-5	\$58,200	
		Faulty Air Intake, Extent : Moderate, Area Affected : 20%							
		Location : Louvers Are Inoperable, Various Areas							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING J
Asset # : 2298

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	

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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 : METROPOLITAN MUSEUM OF ART WING K
Address : 5TH AVE & 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.K00 / 2299 **Yr Built/Renovated** : 1926 / 2009
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,etc
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$291,300	\$237,100
Mechanical		\$50,000
Total	\$291,300	\$287,100
Importance Code A	\$291,300	\$237,100
Importance Code B		\$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



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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING K
Asset # : 2299

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Granite	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								
	Masonry: Limestone	80%			LIFE	* *	5	\$4,000	
	Metal Rail	20%			2036	* *	5-10	\$14,300	
	Roof								
	IRMA/Protected Membrane	35%			2028	* *	10	\$5,800	
		Paver Block Ballast, Extent : Moderate, Area Affected : 100% Location : Flat Section							
	Metal Panel	10%			2036	* *	10	\$3,000	
	Sloped Glazing	35%	Now	\$291,300	LIFE	* *	5	\$77,600	
		Condensation Present, Extent : Moderate, Area Affected : 60% Location : Attic Space Corrosion/Rusting, Extent : Severe, Area Affected : 50% Location : Mullions And Structural Supports Water Penetration, Extent : Moderate, Area Affected : 10% Location : Islamic Exhibit							
	Sloped Glazing	20%			LIFE	* *	5	\$44,300	
Interior									
	Floors								
	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								
	Gypsum Board	100%			LIFE	* *	5	\$17,200	
	Ceilings								
	Glass: Susp Panels	50%			LIFE	* *			
	Plaster	50%			LIFE	* *	5	\$13,000	

Mechanical		Current 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%			2033	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement D Channel								
	Explanation : Steam Provided By Con Edison								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING K
Asset # : 2299

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger	10%			2032	**	1	\$1,400	
	Pres. Reducing Valve/LP Steam	90%			2026	\$16,500	5	\$1,500	
	Distribution								
	Hot Wtr Piping/Pump	10%			2031	**	4	\$100	
	Steam Piping/Pump	90%	0-2	\$5,800	2043	**	4	\$1,200	
	Steam Traps Faulty, Extent : Moderate, Area Affected : 10%								
	Location : Various Areas								
	Terminal Devices								
	Air Handler	80%			2028	**	1	\$13,700	
	Convactor/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	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement A C Room								
	Explanation : R-123 Refrigerant								
	Distribution								
	Chilled Wtr Pipe/Pump	100%			2043	**	4	\$1,400	
	Terminal Devices								
	Air Handler/Cool/Ht	90%			2028	**	1	\$15,400	
	Fan Coil - Cool/Heat	10%			2028	**	1	\$900	
	Heat Rejection								
	Water Cool Tower	100%			2024	\$50,000	2	\$27,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : 2 New Units								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$1,300	LIFE	**	2-5	\$15,500	
	Faulty Air Intake, Extent : Moderate, Area Affected : 10%								
	Location : Louvers Are Inoperable, Various Areas								
	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	

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Estimates are rounded to the nearest hundred dollars.*

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING K
Asset # : 2299

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 : Light, 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	

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Estimates are rounded to the nearest hundred dollars.*

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 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
Program / Asset # : DCA0001.M00 / 2294 **Yr Built/Renovated** : 1924 / 2010
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



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 Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING M AND COURT A-M

Asset # : 2294

Architecture		Current Repair			Future Replacement		Maintenance		
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	\$3,900	
	Panel/Paver: Limestone	35%	Now	\$256,400	LIFE	**	5	\$32,900	
		Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : North Facade							
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : North Facade							
	Window Wall	30%			2043	**	5	\$141,100	
	No Component	30%							
Windows									
	Aluminum	100%			2039	**	5	\$500	
Parapets									
	Concrete Masonry Unit	50%			LIFE	**	5	\$2,300	
	Metal Panel	5%			2043	**	5	\$800	
	Metal Rail	45%			2036	**	5-10	\$33,600	
Roof									
	Modified Bitumen	35%			2031	**	10	\$34,700	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Flat Section							
	Single Ply Membrane	5%			2028	**	10	\$5,000	
	Sloped Glazing	50%	Now	\$309,800	LIFE	**	5	\$660,200	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Exhibit Space At Mezzanine							
	Sloped Glazing	10%			LIFE	**	5	\$132,000	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : West Slope							
Interior									
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%			LIFE	**	5	\$11,600	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Second Floor							
	Wood	15%			2051	**	5	\$87,200	
	Wood	5%			2063	**	5	\$29,100	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Second Floor							

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Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING M AND COURT A-M

Asset # : 2294

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Gypsum Board	35%			LIFE	* *	5	\$66,400	
	Gypsum Board	15%			LIFE	* *	5	\$28,500	
Recent Replace Evident, Extent : Light, Area Affected : 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, Extent : Moderate, Area Affected : 10%									
Location : Exhibit Area									
	Gypsum Board	25%			LIFE	* *	5	\$92,900	
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Gallery At 762									

Mechanical		Current 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%			2033	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement D Tunnel							
		Explanation : Steam Provided 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	
	Convactor/Radiator	20%			2028	* *	1	\$13,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		

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Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING M AND COURT A-M

Asset # : 2294

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	80%			2026	\$311,800	1	\$179,400	
	Other Observation, Extent : Light, Area Affected : 80%							
	Location : Basement							
	Explanation : 2 Units - Refrigerant R123							
Int Pkg Unit - Cooling	10%			2021	\$501,500	2	\$1,300	
	R-22 Refrigerant, Extent : Light, Area Affected : 10%							
	Location : Various Areas							
No Component	10%							
Distribution								
Chilled Wtr Pipe/Pump	80%			2033	* *	4	\$12,300	
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	60%			2031	* *	1	\$76,900	
Air Handler/Cool/Ht	20%			2023	\$169,400	1	\$25,600	
No Component	20%							
Heat Rejection								
Water Cool Tower	80%			2028	* *	2	\$166,900	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$24,700	LIFE	* *	2-5	\$115,600	
	Faulty Air Intake, Extent : Severe, Area Affected : 5%							
	Location : Intake Louvers - Various Areas							
	Unbalanced System, Extent : Moderate, Area Affected : 5%							
	Location : Various Areas							
Exhaust Fans								
Interior	70%			2031	* *	2	\$4,400	
Roof	10%			2031	* *	2	\$600	
Roof	20%			2023	\$11,200	2	\$1,300	
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%			2023	\$11,800	4	\$1,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : (1) G, 1-5 (1) G, 1, 1m, 2, 2m, 3							
	Explanation : Two Units							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING M AND COURT A-M

Asset # : 2294

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Standpipe									
	Generic	100%			2043	* *	1-5	\$104,500	
Sprinkler									
	No Component	40%							
	Generic	60%			2049	* *	1-2	\$34,800	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-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
Program / Asset # : DCA0001.O00 / 2295 **Yr Built/Renovated** : 1972 / 2009
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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING O
Asset # : 2295

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Exterior

Exterior Walls

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 Membrane	35%	Now	\$17,000	2023	\$85,200			
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Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%

Location : Flat Sections

Insul Miss/Displaced, Extent : Moderate, Area Affected : 15%

Location : Flat Sections

Sloped Glazing	45%			LIFE	* *	5	\$171,400	
Sloped Glazing	20%	Now	\$71,500	LIFE	* *	5	\$76,200	

Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%

Location : At Pyramid

Interior

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

Fabric on Framing	15%			2024	\$1,078,500	5	\$5,000	
Gypsum Board	40%			LIFE	* *	5	\$15,900	
Masonry: Brick	15%			LIFE	* *			
Masonry: Limestone	30%			LIFE	* *			

Ceilings

Exposed Concrete	45%			LIFE	* *	5	\$3,700	
Glass: Susp Panels	20%			LIFE	* *			
Gypsum Board	35%			LIFE	* *	5	\$22,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Utility Steam	100%			2033	* *	1		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement D Channel

Explanation : Steam Provided By Con Edison

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING O
Asset # : 2295

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger	20%			2026	\$2,000	1	\$4,400	
Pres. Reducing Valve/LP Steam	80%			2026	\$23,400	5	\$2,100	
Distribution								
Hot Wtr Piping/Pump	20%	Now	\$600	2045	* *	4	\$400	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Mech Room</i>								
Steam Piping/Pump	80%	Now	\$16,500	2033	* *	4	\$1,700	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Basement Mech Room</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Various Areas</i>								
Terminal Devices								
Air Handler	100%			2031	* *	1	\$27,300	
Air Conditioning								
Energy Source								
District C.W.	90%			2043	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : W Wing Basement</i>								
<i>Explanation : Chilled Water Comes From W Wing</i>								
Electricity	10%			2031	* *	1		
Conversion Equipment								
Int Pkg Unit - Cooling	10%			2021	\$106,900	2	\$300	
No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : W Wing</i>								
<i>Explanation : Chilled Water Comes From W Wing</i>								
Distribution								
Chilled Wtr Pipe/Pump	90%			2043	* *	4	\$2,000	
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	90%			2031	* *	1	\$24,600	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$2,100	LIFE	* *	2-5	\$24,600	
<i>Faulty Air Intake, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Louvers Are Inoperable, Air Dampers Are Not Working Properly</i>								
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%							

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING O
Asset # : 2295

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	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 : Light, Area Affected : 100%								
	Location : (1) G, 1, 2 (1) G, 1								
	Explanation : 2 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$22,300	
	Sprinkler								
	No Component	80%							
	Generic	20%			2049	* *	1-2	\$2,500	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-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
Program / Asset # : DCA0001.P00 / 2807 **Yr Built/Renovated** : 1975 / 2012
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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING P
Asset # : 2807

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	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%							
Interior								
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		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%			2033	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement D Channel</i> <i>Explanation : Steam Provided By Con Edison</i>								
Conversion Equipment								
Heat Exchanger	20%			2026	\$2,600	1	\$5,700	
Pres. Reducing Valve/LP Steam	80%			2019	\$30,600	5	\$2,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING P
Asset # : 2807

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	20%	Now	\$7,700	2031	**	4	\$600	
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : 3rd Floor Mech Room							
		Other Observation, Extent : Severe, Area Affected : 20%							
		Location : Mech Room							
		Explanation : Extensive Clogging							
	Steam Piping/Pump	80%	Now	\$43,100	2033	**	4	\$2,300	
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Leak Evident, Extent : Moderate, Area Affected : 3%							
		Location : 3rd Floor Mech Room							
		Malfunctioning, Extent : Moderate, Area Affected : 20%							
		Location : Pneumatic Control System							
		Steam Traps Faulty, Extent : Moderate, Area Affected : 20%							
		Location : Various Areas							
Terminal Devices									
	Air Handler	80%			2023	\$266,000	1	\$28,500	
	Convactor/Radiator	20%			2028	**	1	\$3,700	
Air Conditioning									
Energy Source									
	Electricity	100%			2031	**	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	100%			2032	**	1	\$62,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Garage Mech Room							
		Explanation : R-123 Refrigerant							
Distribution									
	Chilled Wtr Pipe/Pump	100%	0-2	\$7,400	2033	**	4	\$2,800	
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : 3rd Floor Mech Room							
Terminal Devices									
	Air Handler/Cool/Ht	100%	Now	\$5,200	2023	\$261,900	1	\$32,100	
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Coils Connections, Various Areas							
Heat Rejection									
	Water Cool Tower	100%			2021	\$104,000	2	\$58,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Total Of 8 Units. 3 New And 5 Older Units - They Also Service Other Adjacent Buildings							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$2,800	LIFE	**	2-5	\$32,200	
		Faulty Air Intake, Extent : Severe, Area Affected : 30%							
		Location : Louvers Are Inoperable, Air Dampers Are Not Working Properly							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING P
Asset # : 2807

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	80%			2023	\$15,300	2	\$1,400	
	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	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

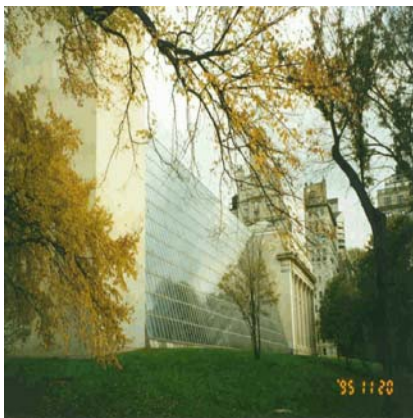
Print Date : 23-Oct-2015

DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : METROPOLITAN MUSEUM OF ART WING 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING R
Asset # : 2300

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Panel/Paver: Limestone	5%	Now	\$32,500	LIFE	* *	5	\$4,200	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
	Location : South West Corner At Skylight Level							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : South Facade							
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	
Interior								
Floors								
Carpet	15%	2-4	\$862,700	2025	\$862,700	3	\$94,800	
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : First Floor Room 357							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : First Floor 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	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
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	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING R
Asset # : 2300

Mechanical		Current Repair		Future Replacement		Maintenance			
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		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement D Channel							
		Explanation : Steam Provided By Con Edison							
Conversion Equipment									
	Heat Exchanger	20%			2026	\$12,800	1	\$27,900	
	Pres. Reducing Valve/LP Steam	80%			2019	\$149,400	5	\$13,400	
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 Observation, Extent : Light, Area Affected : 100%							
		Location : In " P" Wing 3rd Floor Mech Room							
		Explanation : Air Handlers							
	Convactor/Radiator	20%			2028	**	1	\$18,200	
Air Conditioning									
	Energy Source								
	District C.W.	90%			2043	**	1		
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : K Wing South Garage Mech. Room							
		Explanation : Chilled Water Comes From K Wing							
	Electricity	10%			2031	**	1		
Conversion Equipment									
	Int Pkg Unit - Cooling	10%			2021	\$681,400	2	\$1,700	
	No Component	90%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : K Wing							
		Explanation : Chilled Water Comes From K Wing							
Distribution									
	Chilled Wtr Pipe/Pump	90%			2043	**	4	\$12,500	
	No Component	10%							
Terminal Devices									
	Air Handler/Cool/Ht	90%			2023	\$115,100	1	\$156,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : In " P" Wing 3rd Floor Mech Room							
		Explanation : Air Handlers							
	No Component	10%							
Heat Rejection									
	Water Cool Tower	90%			2024	\$45,700	2	\$255,100	
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : Roof							
		Explanation : 3 New Units For The Chillers In K Wing							
	No Component	10%							

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Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING R
Asset # : 2300

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$13,400	LIFE	* *	2-5	\$157,000	
		Faulty Air Intake, Extent : Moderate, Area Affected : 30%							
		Location : Louvers Are Inoperable, Various Areas							
	Exhaust Fans								
	Interior	100%			2023	\$93,400	2	\$8,600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	* *	1		
	Water Heater								
	Electric	100%			2021	\$46,700	4	\$2,500	
	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 : G, I, M, 2							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$142,000	
	Sprinkler								
	No Component	80%							
	Generic	20%			2049	* *	1-2	\$15,800	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-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
Program / Asset # : DCA0001.S00 / 2301 **Yr Built/Renovated** : 1972 / 2008
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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING S
Asset # : 2301

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Exterior

Exterior Walls

Concrete Masonry Unit	5%			LIFE	**	5	\$2,300	
Masonry: Limestone	5%	Now	\$21,500	LIFE	**	5	\$2,800	

Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%

Location : North Facade

Window Wall	40%			2043	**	5	\$110,300	
No Component	50%							

Windows

Aluminum	5%			2039	**	5	\$100	
No Component	95%							

Roof

Sloped Glazing	100%	Now	\$559,400	LIFE	**	5	\$1,192,300	
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Water Penetration, Extent : Moderate, Area Affected : 20%

Location : North Side

Interior

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

Concrete Masonry Unit	5%			LIFE	**	5	\$3,300	
Fabric on Framing	10%			2024	\$1,822,100	5	\$8,400	
Gypsum Board	35%			LIFE	**	5	\$35,100	
Panel/Paver: Limestone	45%			LIFE	**	5		
Wood	5%			LIFE	**	5	\$33,500	

Ceilings

AcousTileConcealSpLn	15%			2036	**	5	\$26,700	
Glass: Susp Panels	65%			LIFE	**			

Water Penetration, Extent : Moderate, Area Affected : 20%

Location : Gallery

Gypsum Board	20%			LIFE	**	5	\$35,600	
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Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Utility Steam	100%			2033	**	1		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement D Tunnel

Explanation : Steam Provided By Con Edison

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING S
Asset # : 2301

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger	15%			2026	\$3,400	1	\$7,400	
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : For Radiators In Stairwells							
		Explanation : 1 Unit							
	Pres. Reducing Valve/LP Steam	85%			2026	\$56,200	5	\$5,000	
		Other Observation, Extent : Light, Area Affected : 85%							
		Location : Basement							
		Explanation : Services The A M & F Wings As Well							
Distribution									
	Hot Wtr Piping/Pump	15%	Now	\$5,000	2022	\$50,200	4	\$700	
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
	Steam Piping/Pump	85%	Now	\$79,100	2023	\$395,500	4	\$4,200	
		Corroded, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Various Areas							
		Steam Traps Faulty, Extent : Severe, Area Affected : 5%							
		Location : Various Areas							
Terminal Devices									
	Air Handler	85%	Now	\$48,900	2018	\$488,600	1	\$47,200	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Coils, Various Areas							
		Damaged, Extent : Moderate, Area Affected : 5%							
		Location : Access Doors, Various Areas							
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Coil Connections, Various Areas							
		Malfunctioning, Extent : Severe, Area Affected : 5%							
		Location : Pneumatic Control System							
	Convactor/Radiator	15%			2028	* *	1	\$4,800	
Air Conditioning									
	Energy Source								
	District C.W.	90%			2033	* *	1		
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : W Wing Mech Room							
		Explanation : Chilled Water Comes From W Wing							
	Electricity	10%			2031	* *	1		
Conversion Equipment									
	Int Pkg Unit - Cooling	10%			2021	\$241,300	2	\$600	
	No Component	90%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : W Wing							
		Explanation : Chilled Water Comes From W Wing							

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING S
Asset # : 2301

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	Chilled Wtr Pipe/Pump	90%	Now	\$4,600	2033	* *	4	\$4,400	
		Corroded, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Various Areas							
	No Component	10%							
Terminal Devices									
	Air Handler/Cool/Ht	90%			2018	\$40,800	1	\$55,500	
	No Component	10%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$11,900	LIFE	* *	2-5	\$55,600	
		Broken, Extent : Moderate, Area Affected : 3%							
		Location : Access Doors & Flexible Connections, Various Areas							
		Faulty Air Intake, Extent : Severe, Area Affected : 5%							
		Location : Louvers Are Inoperable, Throughout							
		Unbalanced System, Extent : Moderate, Area Affected : 5%							
		Location : Various Areas							
Exhaust Fans									
	Interior	100%			2023	\$33,100	2	\$3,100	
Plumbing									
	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								
	Sand	100%			2036	* *	4	\$24,700	
	Sewage Ejector(s)								
	Electric	100%			2023	\$11,800	4	\$1,600	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : G, Ld, M							
		Explanation : 3 Units							
Fire Suppression									

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING S
Asset # : 2301

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Standpipe									
	Generic	100%			2033	* *	1-5	\$50,300	
Sprinkler									
	No Component	70%							
	Generic	30%			2049	* *	1-2	\$8,400	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$92,900	\$20,700		
Interior Architecture	\$363,800		\$22,900	\$13,100
Mechanical	\$69,800	\$71,400	\$95,500	\$46,100
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$538,300	\$103,900	\$130,300	\$71,000
Importance Code A	\$98,800	\$22,400	\$1,700	\$1,700
Importance Code B	\$439,500	\$81,500	\$128,600	\$69,300
Total	\$538,300	\$103,900	\$130,300	\$71,000



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 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING T
Asset # : 2302

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Concrete Masonry Unit	5%			LIFE	**	5	\$4,200		
Masonry: Granite	5%			LIFE	**	5	\$5,000		
Masonry: Limestone	50%	Now	\$157,000	LIFE	**	5	\$50,400		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%									
Location : South Facade									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Vegetation Growth, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Window Wall	5%			2043	**	5	\$25,200		
No Component	35%								
Windows									
Aluminum	100%	Now	\$1,700	2039	**	5	\$900		
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Southwest Window									
Parapets									
Concrete Masonry Unit	5%	Now	\$1,600	LIFE	**	5	\$200		
Horizontal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Metal Rail	25%			2028	**	5-10	\$13,300		
Panel/Paver: Limestone	70%			LIFE	**	5	\$2,300		
Roof									
Built-Up (BUR)	3%	Now	\$8,400	2033	**				
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : At Planters									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : At Planters									
Modified Bitumen	35%	Now	\$25,100	2031	**				
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%									
Location : Flat Section									
Plaza Roof: Stone Panels	25%	Now	\$33,700	2043	**				
Water Penetration, Extent : Moderate, Area Affected : 30%									
Location : At Flashing									
Sloped Glazing	27%	Now	\$194,300	LIFE	**	5	\$207,000		
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Patrons Lounge, Stair T-2									
Spray-on Foam	10%	Now	\$22,400	2033	**	5	\$3,800	1	
Cracking/Crumbling, Extent : Severe, Area Affected : 35%									
Location : Throughout									
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%									
Location : Throughout									
Worn/Eroded, Extent : Severe, Area Affected : 25%									
Location : Throughout									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING T
Asset # : 2302

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	10%	2-4	\$357,200	2025	\$357,200	3	\$39,300	
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Sections 900, 901									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Sections 900, 901									
	Carpet	15%			2022	\$535,900	3	\$58,900	
	Cast in Place Concrete	10%			LIFE	* *	5	\$57,300	
	Ceramic Tile	5%			2032	* *	5	\$13,100	
	Granite Panels	15%			LIFE	* *	5	\$29,500	
	Marble Panels	20%			LIFE	* *	5	\$39,300	
	Quarry Tile	5%			2036	* *	5	\$19,600	
	Vinyl Tile	10%			2028	* *	3	\$9,800	
	Wood	10%			2051	* *	5	\$49,100	
Interior Walls									
	Gypsum Board	80%			LIFE	* *	5	\$53,700	
	Metal Panel	5%			LIFE	* *			
	Marble Panels	5%			LIFE	* *			
	Wood	10%			LIFE	* *	5	\$44,700	
Ceilings									
	AcousTileSusp.Lay-In	25%			2036	* *	5	\$62,100	
	Exposed Concrete	10%			LIFE	* *	5	\$3,900	
	Exposed Struc: Steel	5%			LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Stair T-2									
	Gypsum Board	55%			LIFE	* *	5	\$170,700	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Patrons Lounge									
	Wood	5%			LIFE	* *	5	\$108,600	

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%			2033	* *	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement D Channel									
Explanation : Steam Provided By Con Edison									
Conversion Equipment									
	Heat Exchanger	20%			2026	\$8,000	1	\$17,300	
	Pres. Reducing Valve/LP	80%			2032	* *	5	\$8,300	
	Steam								

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Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING T
Asset # : 2302

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	20%	Now	\$5,900	2031	* *	4	\$1,700	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Various Areas							
	Steam Piping/Pump	80%	Now	\$65,300	2033	* *	4	\$6,900	
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : Various Areas							
		Steam Traps Faulty, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
Terminal Devices									
	Air Handler	80%			2028	* *	1	\$86,500	
	Convactor/Radiator	20%			2028	* *	1	\$11,300	
Air Conditioning									
Energy Source									
	Electricity	100%			2039	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	100%			2032	* *	1	\$189,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Garage M E R							
		Explanation : 4 Units For " T" & " R", R-123 Refrigerant							
Distribution									
	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	100%	Now	\$63,100	2021	\$315,500	2	\$140,800	
		Unit Inoperable, Extent : Severe, Area Affected : 50%							
		Location : 2 Units Need To Be Replaced, 3rd Floor Roof							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$97,500	
		Faulty Air Intake, Extent : Moderate, Area Affected : 20%							
		Location : Louvers Are Inoperable, Various Areas							
Exhaust Fans									
	Interior	90%			2023	\$52,200	2	\$4,800	
	Roof	10%			2028	* *	2	\$500	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2033	* *	1		
Water Heater									
	Electric	100%			2021	\$29,000	4	\$1,500	
Sanitary Piping									
	Cast Iron	100%	Now	\$8,100	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 5%							
		Location : 4th Floor Kitchen Trap							
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : 4th Floor Kitchen							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING T
Asset # : 2302

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2028	* *	4	\$1,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, 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	

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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
Program / Asset # : DCA0001.W00 / 2303 **Yr Built/Renovated** : 1913 / 2010
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



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 Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING W
Asset # : 2303

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	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	
	Paver Block Ballast, Extent : Moderate, Area Affected : 100% Location : Throughout							
Modified Bitumen	5%	Now	\$2,300	2023	\$7,700			
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20% Location : Elevator Shaft							
	Water Penetration, Extent : Moderate, Area Affected : 10% Location : Elevator Shaft							
Sloped Glazing	15%			LIFE	* *	5	\$49,400	
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : North Section							
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		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING W
Asset # : 2303

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2033	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement D Tunnel							
		Explanation : Steam Provided By Con Edison							
Conversion Equipment									
	Heat Exchanger	20%			2032	* *	1	\$2,000	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Basement							
		Explanation : 2 Units							
	Pres. Reducing Valve/LP Steam	80%			2032	* *	5	\$1,000	
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : Basement Steam Room							
		Explanation : Incoming Steam Valve For Entire Museum							
Distribution									
	Hot Wtr Piping/Pump	20%	Now	\$1,400	2022	\$13,800	4	\$200	
		Corroded, Extent : Severe, Area Affected : 15%							
		Location : Throughout							
		Leak Evident, Extent : Moderate, Area Affected : 3%							
		Location : Various Areas							
	Steam Piping/Pump	80%	Now	\$15,400	2023	\$76,800	4	\$800	
		Corroded, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Return Pipe, Steam Room And Various Other Areas							
		Steam Traps Faulty, Extent : Severe, Area Affected : 5%							
		Location : Various Areas							
		Other Observation, Extent : Severe, Area Affected : 3%							
		Location : Basement Mech Equip Room							
		Explanation : Condensate And Cooling Tanks Are Undersized, Rusted, Leaking							
Terminal Devices									
	Air Handler	75%	Now	\$8,900	2023	\$88,900	1	\$8,600	
		Corroded, Extent : Severe, Area Affected : 5%							
		Location : Connection Of Coils, Various Areas							
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Connection Of Coils, Various Areas							
		Malfunctioning, Extent : Severe, Area Affected : 5%							
		Location : Pneumatic Control System							
	Convactor/Radiator	25%			2021	\$61,300	1	\$1,700	
Air Conditioning									
	Energy Source								
	Electricity	100%			2031	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING W
Asset # : 2303

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Centrifugal, Elec Chiller	100%			2026	\$38,700	1	\$22,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Mech Room							
		Explanation : 3 Units - R11 Being Used - Providing C. W. To Adjacent Sections							
Distribution									
	Chilled Wtr Pipe/Pump	100%	Now	\$5,200	2033	* *	4	\$1,000	
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 2%							
		Location : Various Areas							
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Return Piping							
		Malfunctioning, Extent : Severe, Area Affected : 3%							
		Location : Chilled Water Pump							
Terminal Devices									
	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	
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Supporting Structure, Roof							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$2,500	LIFE	* *	2-5	\$11,500	
		Faulty Air Intake, Extent : Severe, Area Affected : 5%							
		Location : Louvers Are Inoperable, Throughout							
		Unbalanced System, Extent : Moderate, Area Affected : 5%							
		Location : Various Areas							
Exhaust Fans									
	Interior	60%			2018	\$4,100	2	\$400	
	Roof	40%			2023	\$2,200	2	\$300	
Plumbing									
	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 : Severe, Area Affected : 10%							
		Location : Coil							
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Basement Mech Equip Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Mech Room							
		Explanation : Major Domestic Hot Water Provider For The Museum							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING W
Asset # : 2303

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 : Basement						
	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 Units						
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 : Services The Entire Museum						

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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
Program / Asset # : DCA0001.X00 / 151 **Yr Built/Renovated** : 1912 / 2011
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



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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING X
Asset # : 151

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	25%			LIFE	* *	5	\$4,300	
	No Component	75%							
Windows									
	Steel	10%	Now	\$36,200	2048	* *	5	\$4,100	
	Condensation Present, Extent : Moderate, Area Affected : 70%								
	Location : Throughout								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	No Component	90%							
Parapets									
	Metal Panel	5%			2043	* *	5	\$100	
	Metal Rail	95%			2036	* *	5-10	\$5,100	
Roof									
	IRMA/Protected Membrane	50%			2028	* *	10	\$4,000	
	Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Modified Bitumen	50%			2033	* *	10	\$4,000	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Interior									
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		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING X
Asset # : 151

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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							
Distribution									
	Hot Wtr Piping/Pump	10%	Now	\$300	2022	\$3,100	4		
		Corroded, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Various Areas							
	Steam Piping/Pump	90%	Now	\$3,900	2033	**	4	\$400	
		Corroded, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Various Areas							
Terminal Devices									
	Air Handler	90%	Now	\$1,000	2023	\$48,200	1	\$4,700	
		Malfunctioning, Extent : Moderate, Area Affected : 5%							
		Location : Pneumatic Control System							
	Convactor/Radiator	10%			2028	**	1	\$300	
Air Conditioning									
	Energy Source								
	District C.W.	100%			2049	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : W Wing Mech Room							
		Explanation : Chilled Water Comes From W Wing							
Distribution									
	Chilled Wtr Pipe/Pump	100%	Now	\$2,400	2033	**	4	\$500	
		Corroded, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2023	\$42,200	1	\$5,800	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$1,100	LIFE	**	2-5	\$5,200	
		Faulty Air Intake, Extent : Severe, Area Affected : 5%							
		Location : Various Areas							
		Unbalanced System, Extent : Moderate, Area Affected : 5%							
		Location : Various Areas							
Exhaust Fans									
	Interior	90%			2023	\$2,800	2	\$300	
	Roof	10%			2018	\$300	2		
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	**	1		

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Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING X
Asset # : 151

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 : Light, Area Affected : 100%							
		Location : G, I, M.							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$4,700	
	Sprinkler								
	No Component	80%							
	Generic	20%			2049	* *	1-2	\$500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-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
Program / Asset # : DCA0038.000 / 4436 **Yr Built/Renovated** : 1997 / 2004
Area Sq Ft : 115,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 09-Apr-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,ph
Block : 16 **Lot** : 10 **BIN** : 1084594

CAPITAL	FY 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

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$500	\$10,400		\$600
Interior Architecture	\$62,400	\$10,800	\$1,100	\$54,300
Electrical	\$9,800	\$14,200	\$13,300	\$11,300
Mechanical	\$16,600	\$41,400	\$27,100	\$53,500
Elevators/Escalators	\$26,500	\$26,500	\$26,500	\$26,500
Total	\$115,800	\$103,200	\$68,000	\$146,200
Importance Code A	\$500	\$17,800		\$8,300
Importance Code B	\$115,300	\$85,400	\$66,800	\$137,800
Importance Code C			\$1,100	
Total	\$115,800	\$103,200	\$68,000	\$146,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF JEWISH HERITAGE
Asset # : 4436

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Metal/Glass Curt Wall	10%			LIFE	**	5	\$35,200	
	Metal Panel	5%			2051	**	5-10	\$64,500	
	Granite Panels	25%			LIFE	**	5	\$35,200	
	Granite Panels	50%			LIFE	**	5	\$70,300	
	Window Wall	10%			2051	**	5	\$70,300	
Windows									
	Aluminum	100%			2047	**	5	\$1,100	
Parapets									
	Cast in Place Concrete	40%			LIFE	**	5	\$27,100	
	Concrete Masonry Unit	10%			LIFE	**	5	\$700	
	Metal/Glass Panel	2%			2051	**			
	Metal Panel	5%			2045	**	5	\$1,300	
	Granite Panels	43%			LIFE	**	5	\$3,100	
Roof									
	IRMA/Protected Membrane	85%	Now	\$149,500	2030	**			
	Broken Paver Blocks, Extent : Severe, Area Affected : 10% Location : Outer Main Roof Ponding, Extent : Severe, Area Affected : 25% Location : 1997 Wing Vegetation Growth, Extent : Moderate, Area Affected : 5% Location : Third Floor								
	Metal Panel	5%			2038	**	10	\$10,400	
	Sloped Glazing	10%	Now	\$129,100	LIFE	**	5	\$150,600	
	Water Penetration, Extent : Moderate, Area Affected : 10% Location : Cupola Of 1997 Wing								
Interior									
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									
	Concrete Masonry Unit	10%			LIFE	**	5	\$3,700	
	Fabric on Framing	5%			2029	**	5	\$2,300	
	Glass Block	5%			LIFE	**			
	Glass: Single Pane	10%			LIFE	**	5	\$6,900	
	Gypsum Board	60%			LIFE	**	5	\$32,900	
	Granite Panels	5%			LIFE	**			
	Wood	5%			LIFE	**	5	\$18,300	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF JEWISH HERITAGE
Asset # : 4436

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileSusp.Lay-In	55%			2042	* *	5	\$94,700	
	Exposed Concrete	20%			LIFE	* *	5	\$5,400	
	Exposed Struc: Steel	10%			LIFE	* *			
	Gypsum Board	10%			LIFE	* *	5	\$21,500	
	Wood	5%			LIFE	* *	5	\$75,300	
Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	65%			2045	* *	5	\$300	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : New Wing Electrical Room								
	Explanation : Main Service Switch Rated @ 5000 Amperes								
	Fused Disc Sw	30%			2035	* *	5	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Old Wing Electrical Room								
	Explanation : Main Service Switch Rated @ 1200 Amperes								
	Photovoltaic Panel(s)	5%			2038	* *	1		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : New Wing Electrical Room								
	Explanation : 3- 100 Amperes Fused Disconnect Switches For The New Photovoltaic System								
Transformers									
	Dry Type	35%			2038	* *	5	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : New Wing Electrical Room								
	Explanation : 1-34 Kva, 230/2018/120v								
	Dry Type	65%			2042	* *	5	\$300	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Roof								
	Explanation : 2- 34 Kva, For Photovoltaic 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		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF JEWISH HERITAGE
Asset # : 4436

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2038	* *	5	\$800	
Ground								
Grounding Devices								
Metal Water Pipe	100%			2038	* *	5	\$3,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Ground Connection Located On Combined Domestic/fire Pump Water Supply Line</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	\$35,400	
Generators								
Diesel	100%			2034	* *	1	\$44,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 610 Kw Nameplate Rating Capacity</i>								
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$4,300	
Fuel Storage								
Main Tank	100%			2053	* *	5	\$3,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 50 Gallons Nameplate Rating Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	10%			2030	* *	10	\$10,500	
<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	40%			2030	* *	10	\$42,200	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	10%			2030	* *	10	\$400	
Incandescent	40%			2030	* *	2	\$1,000	
Egress Lighting								
Emergency, Service	50%			2030	* *	1		
Exit, LED	50%			2053	* *	1		
Lightning Protection								
Arresters/Cabling								
No Component	70%							
Generic	30%			2040	* *	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Wing</i>								
<i>Explanation : Lightning Rods In The Old Wing Only</i>								
Alarm								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF JEWISH HERITAGE
Asset # : 4436

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	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, Area Affected : 100%**Location : Hallways And Galleries**Explanation : C C T V Surveillance Cameras*

Fire/Smoke Detection

No Component

50%

Generic, Digital

50%

2030

* *

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Galleries**Explanation : Manual Pull Stations, Horns, Smoke Detectors, Strobe Lights And Alarm Bells*

Mechanical		Current Repair			Future Replacement		Maintenance		
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

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

*Malfunctioning, Extent : Severe, Area Affected : 8%**Location : #6 Unit, Roof**R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Roof**Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 19 Roof Top Units*

Terminal Devices

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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF JEWISH HERITAGE
Asset # : 4436

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Brass/Copper	100%			2045	* *	1		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : House Duplex Pump Package						
	Water Heater Electric	100%			2023	\$17,400	4	\$700	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout						
			Explanation : Point Of Use Heaters						
	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 Affected : 100%						
			Location : Basement						
			Explanation : Duplex Pkg						
	Backflow Preventer Generic	100%			2030	* *	1	\$7,000	
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Geared Traction	60%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : (2) 1-4 (1) B-5 Freight						
			Explanation : 2 Passenger, 1 Freight						
	Hydraulic	40%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1-3						
			Explanation : 2 Passenger Elevators						
	Escalators Under 20' Rise	100%			LIFE	* *			
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Floors 1-2, 2-3 @ Original Wing						
			Explanation : 2 Units						
Fire Suppression									
	Standpipe Generic	100%			2045	* *	1-5	\$58,000	
	Sprinkler Generic	100%			2045	* *	1-2	\$32,200	
	Fire Pump Generic	100%			2034	* *	1	\$21,500	

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Print Date : 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
Program / Asset # : DCA0013.000 / 2376 **Yr Built/Renovated** : 1929 / 2012
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

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$13,400		\$25,400	
Interior Architecture	\$111,200	\$5,700	\$17,200	\$32,600
Electrical	\$22,000	\$20,100	\$53,800	\$22,900
Mechanical	\$84,700	\$91,200	\$86,500	\$108,500
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$246,100	\$131,800	\$197,900	\$178,700
Importance Code A	\$28,600	\$15,200	\$40,700	\$15,500
Importance Code B	\$217,500	\$116,600	\$157,200	\$147,800
Importance Code C				\$15,400
Total	\$246,100	\$131,800	\$197,900	\$178,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF THE CITY OF NEW YORK
Asset # : 2376

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	55%	Now	\$429,000	LIFE	* *	5	\$66,500	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Various Locations Throughout							
Masonry: Limestone	10%	Now	\$282,400	LIFE	* *	5	\$9,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Various Locations Throughout							
Masonry: Marble	18%			LIFE	* *	5	\$16,300	
Metal Sect. OHD	2%			2037	* *	5	\$7,600	
Marble Panels	5%			LIFE	* *	5	\$4,500	
Window Wall	10%	0-2	\$62,200	2044	* *	5	\$22,700	
	Caulking Deteriorated, Extent : Light, Area Affected : 15%							
	Location : Courtyard							
Windows								
Steel	5%	Now	\$68,200	2049	* *	5	\$7,600	
	Air Infiltration, Extent : Moderate, Area Affected : 50%							
	Location : North Facade							
	Bent/Warped Elements, Extent : Moderate, Area Affected : 20%							
	Location : North Facade							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 45%							
	Location : North Facade							
Steel	25%			2046	* *	5	\$76,400	
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : South Wing, 2012							
Wood	15%	Now	\$110,000	2049	* *	5	\$18,300	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
	Location : North Wing							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : North Wing							
Wood	55%			2046	* *	5	\$134,400	
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : South Wing, 2012							
Parapets								
Glazed Ceramic Panel	5%			2044	* *	5-10	\$4,800	
Masonry: Brick	75%			LIFE	* *	5	\$6,700	
Masonry: Marble	18%			LIFE	* *	5	\$2,000	
Metal Rail	2%			2037	* *	5-10	\$3,200	
Roof								
IRMA/Protected Membrane	10%			2029	* *	10	\$8,300	
Metal Panel	5%			2037	* *	10	\$7,600	
Panel/Paver: Cer/Brk	5%			2044	* *	10	\$5,500	
Single Ply Membrane	20%			2029	* *	10	\$16,600	
Skylight, Metal/Glass	5%			2034	* *	10	\$13,800	
Slate	55%			LIFE	* *			

Interior

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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF THE CITY OF NEW YORK
Asset # : 2376

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	15%	4+	\$94,100	2025	\$470,700	3	\$51,700	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : 5th Floor South Wing, 2012							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Auditorium In North Wing							
	Cast in Place Concrete	15%			LIFE	**	5	\$75,500	
	Ceramic Tile	5%			2033	**	5	\$11,500	
	Marble Panels	15%	Now	\$801,500	LIFE	**	5	\$25,900	
		Horizontal Cracks, Extent : Moderate, Area Affected : 15%							
		Location : North Wing							
		Recent Repair Evident, Extent : Light, Area Affected : 50%							
		Location : South Wing, 2012							
	Sheet Vinyl/Rubber	10%			2024	\$729,500	5	\$34,500	
	Wood	40%			2052	**	5	\$172,500	
		Recent Repair Evident, Extent : Light, Area Affected : 50%							
		Location : South Wing, 2012							
Interior Walls									
	Fabric on Framing	15%			2025	\$6,694,100	5	\$30,700	
		Recent Repair Evident, Extent : Light, Area Affected : 50%							
		Location : South Wing, 2012							
	Gypsum Board	30%			LIFE	**	5	\$73,800	
		Recent Repair Evident, Extent : Light, Area Affected : 50%							
		Location : South Wing, 2012							
	Plaster	50%			LIFE	**	5	\$61,500	
		Recent Repair Evident, Extent : Light, Area Affected : 50%							
		Location : South Wing, 2012							
	Wood	5%			LIFE	**	5	\$82,000	
Ceilings									
	AcousTileSusp.Lay-In	15%			2037	**	5	\$34,200	
	Exposed Concrete	5%			LIFE	**	5	\$1,800	
	Gypsum Board	50%			LIFE	**	5	\$142,300	
		Recent Repair Evident, Extent : Light, Area Affected : 50%							
		Location : South Wing, 2012							
	Plaster	30%			LIFE	**	5	\$42,700	

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Note : 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
MUSEUM OF THE CITY OF NEW YORK
Asset # : 2376

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	35%			2050	* *	5	\$200	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 2000 Amps Main Disconnect Switch							
	Fused Disc Sw	35%			2050	* *	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 3000 Amps Main Disconnect Switch							
	Fused Disc Sw	30%			2050	* *	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 1200 Amps Main Disconnect Switch For Emergency							
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2050	* *	5	\$4,000	
Raceway									
	Conduit	30%			2050	* *	1		
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Basement							
	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		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	50%			2050	* *	1		
Motor Controllers									
	Locally Mounted	70%			2022	\$92,900	5	\$700	
	Locally Mounted	30%			2029	* *	5	\$300	
Ground									
	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	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Gallery Roof							
		Explanation : One 380 Kw							

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF THE CITY OF NEW YORK
Asset # : 2376

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Batteries									
	Lead/Acid	100%			2019	\$1,600	5	\$5,700	
Fuel Storage									
	Day Tank	50%			2046	* *	5	\$14,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Gallery Roof									
Explanation : One 50 Gals									
	Main Tank	50%			2027	* *	5	\$2,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Sub Basement									
Explanation : One 8000 Gals									
Lighting									
Interior Lighting									
	Fluorescent	20%			2019	\$398,200	10	\$28,200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Using T-12 Lamps									
	Fluorescent	55%			2032	* *	10	\$77,500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Using T-8 Lamps									
	Fluorescent	5%			2032	* *	10	\$7,000	
T-5 Lamps, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	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	
Lightning Protection									
Arresters/Cabling									
	Generic	100%			2039	* *	5	\$4,500	
Alarm									
Security System									
	No Component	50%							
	Generic	50%			2032	* *	1	\$28,700	
Fire/Smoke Detection									
	No Component	40%							
	Generic	60%			2032	* *	1-3	\$58,500	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF THE CITY OF NEW YORK
Asset # : 2376

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2050	* *	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : Sub Basement Vault Explanation : (1) 8,000 Gallon Tank							
	Conversion Equipment								
	Steam Boiler	100%			2037	* *	1	\$152,200	
		Other Observation, Extent : Light, Area Affected : 100% Location : Sub Basement Boiler Room Explanation : 2 Dual Fuel Steam Boilers							
	Distribution								
	Steam Piping/Pump	25%	0-2	\$28,700	2024	\$286,700	4	\$1,900	
		Corroded, Extent : Severe, Area Affected : 20% Location : All Floors Except Sub Basement Malfunctioning, Extent : Moderate, Area Affected : 50% Location : Radiator Valves, Throughout							
	Steam Piping/Pump	75%			2050	* *	4	\$8,500	
		Other Observation, Extent : Light, Area Affected : 75% Location : Boiler Room And Sub Basement Explanation : New Piping							
	Terminal Devices								
	Air Handler	75%			2032	* *	1	\$71,300	
	Convactor/Radiator	25%			2022	\$387,800	1	\$12,400	
		On Extended Life, Extent : Moderate, Area Affected : 25% Location : Throughout North Side Of The Building, Steam Radiators Are Beyond Their Useful Life Cycle Limit							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	75%			2037	* *	1	\$124,700	
		Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Sub Basement, Malfunctioning Operation Governor On 2 Of 2 Chillers Other Observation, Extent : Light, Area Affected : 75% Location : Sub Basement Air Conditioning Equip. Room Explanation : 2 Newly Installed Units With Refrigerant 410, Operating Continuously To Preserve Exhibits. Equip. Still Under Warranty							
	Window/Wall Unit	25%			2019	\$84,400	1		
	Distribution								
	Chilled Wtr Pipe/Pump	75%			2050	* *	4	\$8,500	
	No Component	25%							
		Other Observation, Extent : Light, Area Affected : 0% Location : Explanation : Construction Work Still In Progress							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF THE CITY OF NEW YORK
Asset # : 2376

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Cool/Ht	75%			2032	* *	1	\$71,300	
	No Component	25%							
Heat Rejection									
	Water Cool Tower	100%			2028	* *	2	\$154,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : Equipment Runs Continuously To Preserve Exhibits								
Ventilation									
Distribution									
	Ductwork/Diffusers	20%			LIFE	* *	2-5	\$17,100	
	No Component	80%							
Exhaust Fans									
	Interior	75%			2032	* *	2	\$3,500	
	Roof	25%			2019	\$32,600	2	\$1,200	
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : The Roof Top Exhaust Fans Are Beyond Their Useful Life Cycle Limit								
Plumbing									
H/C Water Piping									
	Brass/Copper	75%			2050	* *	1		
	Galv Iron/Steel	25%			2022	\$122,600	1		
	On Extended Life, Extent : Moderate, Area Affected : 25%								
	Location : Throughout The North Side Of The Building								
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 Affected : 25%								
	Location : Throughout The North Side Of The Building								
Storm Drain Piping									
	Cast Iron	50%			LIFE	* *	1		
	On Extended Life, Extent : Moderate, Area Affected : 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									
	Generic	100%			2032	* *	1	\$9,400	
Fixtures									
	Generic	100%							
Vertical Transport									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF THE CITY OF NEW YORK
Asset # : 2376

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : (1) G-5 (2) Sub Basement - 5									
Explanation : 2 Of 3 Units Under Going Renovation									
Fire Suppression									
Standpipe									
	Generic	100%			2050		* *	1-5	\$80,300
Sprinkler									
	No Component	25%							
	Generic	75%			2050		* *	1-2	\$32,300
Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100%									
Location : Sub Basement									
Fire Pump									
	No Component	25%							
	Generic	75%			2037		* *	1	\$21,500

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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 : NEW YORK BOTANICAL GARDEN CAFE & VISITOR CENTER
Address : SOUTHERN BLVD. @200TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.240 / 13921 **Yr Built/Renovated** : 2003 / 2013
Area Sq Ft : 6,112 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 04-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 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



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 Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CAFE & VISITOR CENTER
Asset # : 13921

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Exterior									
Exterior Walls									
	Masonry: Fieldstone	22%			LIFE	**	5	\$1,500	
	Metal Panel	8%			2046	**	5-10	\$2,400	
	Pre-Cast Concrete	5%			LIFE	**	5	\$1,400	
	Stucco Cement	8%			2039	**	5	\$900	
	Window Wall	25%			2052	**	5	\$4,100	
	Wood	7%			2043	**	5	\$1,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Southern Side Of Building								
	Explanation : Wood Overhang On Southern Facade								
	No Component	25%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : Main Entrance Canopy								
	Explanation : No Walls In Covered Outdoor Portion Of Visitors Center								
Roof									
	Metal Panel	80%	Now	\$1,900	2039	**			
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : At Exterior And Interior Skylights								
	Single Ply Membrane	10%			2031	**	10	\$400	
	Skylight, Plastic	10%	Now	\$1,900	2039	**	1		
	Water Penetration, Extent : Light, Area Affected : 50%								
	Location : Interior And Exterior Skylights								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Main Covered Entrance								
	Explanation : Canopy Skylights								
Interior									
Floors									
	Carpet	2%			2025	\$1,300	3	\$200	
	Cast in Place Concrete	5%			LIFE	**	5	\$1,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Inside Berm								
	Explanation : Mechanical Spaces								
	Panel/Paver: Bluestone	55%			LIFE	**	5	\$4,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Main Outdoor Entrance Canopy, Cafe Floor								
	Explanation : Plaza Floor								
	Vinyl Tile	38%			2031	**	3	\$700	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**	10	\$400	
	Gypsum Board	50%			LIFE	**	5-10	\$2,600	
	Masonry: Fieldstone	5%			LIFE	**	10	\$100	
	Metal Panel	5%			LIFE	**	10	\$100	
	No Component	35%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : Main Outdoor Canopy								
	Explanation : This Is Outdoor Portion Of Building								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CAFE & VISITOR CENTER
Asset # : 13921

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2043	* *	5	\$800	
Exposed Concrete	10%			LIFE	* *	5-10	\$600	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Main Outdoor Entrance							
	Explanation : Stucco Ceiling							
Exposed Struc: Wood	70%			LIFE	* *	10	\$5,300	
	Other Observation, Extent : Light, Area Affected : 45%							
	Location : Main Entrance							
	Explanation : Includes Covered Outdoor Area							
No Component	5%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Covered Outdoor Portion							
	Explanation : Skylight - Counted As Roof Area							

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	* *	3		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2500 Amps								
Transformers								
Dry Type	100%			2043	* *	3		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : 4160/480/240 Rated 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 : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1500 Amps								
Transformers								
Dry Type	100%			2043	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Rear Yard								
Explanation : 500 Kva								
Switchgear / Switchboard								
Fused Disc Sw	100%			2052	* *	5		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CAFE & VISITOR CENTER
Asset # : 13921

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	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, Area Affected : 100%								
	Location : Basement								
	Explanation : Water Main								
Lighting									
	Interior Lighting								
	Fluorescent	70%			2034	**	10	\$2,200	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	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 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	40%			2052	* *	1		
	Natural Gas	60%			2052	* *	1		

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CAFE & VISITOR CENTER
Asset # : 13921

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	60%			2031	* *	1	\$1,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Gas Fired Hot Water Boiler Is Used For Ice Melting System Not Heating							
	Radiant Heater	40%			2031	* *	2	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Various Areas							
		Explanation : Electric Heaters In Ducts Used To Supplement Gas Furnace							
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Cooling	60%			2031	* *	2	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : 1 Unit							
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,000	
	Exhaust Fans								
	Roof	100%			2031	* *	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2046	* *	1		
	Water Heater								
	Electric	100%			2024	\$500	4		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2031	* *	1	\$200	

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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
Program / Asset # : DCA0010.050 / 1577 **Yr Built/Renovated** : 1901 / 1997
Area Sq Ft : 57,811 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 04-Dec-2014 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1
Block : 3272 **Lot** : 1 **BIN** : 2109455

CAPITAL	FY 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 B	\$105,500	\$13,500	\$20,000	\$12,000
Importance Code C	\$2,400			
Total	\$157,700	\$19,300	\$56,300	\$17,700



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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CONSERVATORY

Asset # : 1577

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast Iron	10%	Now	\$80,700	LIFE	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Primary Entrance Vestibules							
	Masonry: Brick	5%	Now	\$14,700	LIFE	* *	5	\$2,300	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Restroom Wing							
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Restroom Wing							
	Masonry: Limestone	25%	2-4	\$26,600	LIFE	* *	5	\$8,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Various Locations							
		Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Staining/Discoloring, Extent : Light, Area Affected : 25%							
		Location : Throughout							
	Window Wall	55%	Now	\$112,700	2046	* *	5	\$47,000	
		Corrosion/Rusting, Extent : Light, Area Affected : 15%							
		Location : Interior Face Of Window Walls							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout Vertical Window Wall							
		Explanation : Framing Made Of Cast Iron							
	Wood	5%	Now	\$48,700	2031	* *	5	\$5,700	1
		Deteriorated Finish, Extent : Moderate, Area Affected : 35%							
		Location : Secondary Entry Vestibules							
		Dry Rot/Decay, Extent : Severe, Area Affected : 30%							
		Location : Secondary Entry Vestibules							
	Windows								
	Steel	10%			2034	* *	5	\$61,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Upper							
		Explanation : Cast Iron - Operable Portion Of Windows							
	No Component	90%							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CONSERVATORY
Asset # : 1577

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	5%	Now	\$39,700	2036	* *			
	Blisters, Extent : Severe, Area Affected : 10%							
	Location : Over Restrooms							
	Water Penetration, Extent : Severe, Area Affected : 5%							
	Location : Over Boiler Room							
	Worn/Eroded, Extent : Moderate, Area Affected : 20%							
	Location : Over Restroom							
Roll Roofing	8%	Now	\$2,900	2022	\$57,300	5	\$10,800	
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Tunnel Connector							
Skylight, Metal/Glass	2%			2036	* *	10	\$10,800	
Sloped Glazing	85%	Now	\$8,627,300	LIFE	* *	5	\$1,838,700	
	Condensation Present, Extent : Moderate, Area Affected : 25%							
	Location : Green Mildew Visible At Glazing Joints - Throughout							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Interior Cast Iron Face Of Framing							
	Glazing Clouded, Extent : Severe, Area Affected : 25%							
	Location : Throughout							
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%							
	Location : Corroded Gutters In Various Locations							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
	Location : Lower Portion Of Slope							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Conservatory Roof							
	Explanation : Framing Is Cast Iron On Interior Face And Aluminum On Exterior Face							
Interior								
Floors								
Cast in Place Concrete	45%			LIFE	* *	5	\$169,000	
Ceramic Tile	5%	2-4	\$26,700	2022	\$88,900	5	\$2,100	
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Bathrooms							
Panel/Paver: Cer/Brk	15%			2042	* *	5	\$29,000	
Panel/Paver: Bluestone	30%			LIFE	* *	5	\$38,600	
Terrazzo	5%			LIFE	* *	5	\$6,700	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	\$200	
Ceramic Tile	5%	2-4	\$1,900	2041	* *	5		
	Worn/Eroded, Extent : Moderate, Area Affected : 100%							
	Location : Bathrooms Throughout							
Concrete Masonry Unit	25%			LIFE	* *	5	\$300	
Masonry: Brick	30%			LIFE	* *	10	\$100	
Masonry: Fieldstone	5%			LIFE	* *	10		
Metal Panel	5%			LIFE	* *	10		
Plaster	5%			LIFE	* *	5-10	\$100	
No Component	20%							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CONSERVATORY

Asset # : 1577

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

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	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Over 600 Volts

Service Equipment

Fused Disc Sw	100%			2046	**	3	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : 4160/208v/108v</i>								

Transformers

Dry Type	100%			2039	**	3	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : One 750 Kva</i>								

Feeders

Cable	100%			2042	**	1		
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Raceway

Conduit	100%			2046	**	1		
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Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2056	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amps Service</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2046	**	5	\$1,500	
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Raceway

Conduit	50%			2036	**	1		
Conduit	50%			2046	**	1		

Panelboards

Molded Case Bkrs	50%			2034	**	5	\$800	
Molded Case Bkrs	50%			2042	**	5	\$800	

Wiring

Thermoplastic	50%			2046	**	1		
Thermoplastic	50%			2036	**	1		

Motor Controllers

Locally Mounted	60%			2039	**	5	\$200	
Motor Control Center	40%			2039	**	5	\$600	

Ground

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**DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CONSERVATORY**

Asset # : 1577

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,700	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Boiler Room					
				Explanation : Water Main					
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2039	* *	1	\$17,800	
	Generators								
	Diesel	100%			2035	* *	1	\$22,400	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Outside					
				Explanation : One 156 Kva Caterpillar Genset					
	Batteries								
	Lead/Acid	100%			2019	\$1,600	5	\$2,100	
	Fuel Storage								
	Day Tank	100%			2034	* *	5	\$10,700	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Basement					
				Explanation : 250 Gal. Tank					
Lighting									
	Interior Lighting								
	Fluorescent	50%			2036	* *	10	\$26,500	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					
				Explanation : Using T-8 Lamps					
	Incandescent	50%			2034	* *	2	\$600	
	Egress Lighting								
	Exit, Service	70%			2034	* *	1		
	Exit, Battery	30%			2026	\$17,100	10	\$1,200	
	Exterior Lighting								
	HID	100%			2026	\$233,400	10	\$200	
Alarm									
	Fire/Smoke Detection								
	No Component	80%							
	Generic, Analog	20%			2034	* *			

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2036	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CONSERVATORY
Asset # : 1577

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%			2024	\$300,800	1	\$57,300	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement Boiler Room					
				Explanation : 2 Units					
	Distribution								
	Steam Piping/Pump	100%			2026	\$431,500	4	\$4,300	
				On Extended Life, Extent : Severe, Area Affected : 100%					
				Location : Throughout					
	Terminal Devices								
	Air Handler	15%			2021	\$50,000	1	\$5,400	
	Convactor/Radiator	85%			2024	\$496,200	1	\$15,900	
Air Conditioning									
	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%							
	Exhaust Fans								
	Interior	10%			2034	* *	2	\$200	
				Other Observation, Extent : Light, Area Affected : 10%					
				Location : In Basement					
				Explanation : 1 New Unit					
	Roof	5%			2021	\$2,500	2	\$100	
	No Component	85%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	* *	1		
	Water Heater								
	Electric	100%			2021	\$9,600	4	\$500	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2026	\$6,000	1	\$3,500	
	Fixtures								
	Generic	100%							
Vertical Transport									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CONSERVATORY

Asset # : 1577

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Service From B-1									
Explanation : One 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 : Moderate, Area Affected : 10%									
Location : Boost Pump									

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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
Program / Asset # : DCA0010.080 / 2372 **Yr Built/Renovated** : 1955 / 1997
Area Sq Ft : 21,568 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 04-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 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



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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HARDING LABORATORY
Asset # : 2372

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	\$204,000	LIFE	* *	5	\$17,300	1
	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							
Masonry: Granite	10%			LIFE	* *	5	\$4,300	
Stucco Cement	10%	Now	\$4,100	2031	* *	5	\$3,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Overhang							
Window Wall	20%	Now	\$54,200	2026	\$271,000	5	\$10,800	
	Air Infiltration, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 35%							
	Location : Throughout							
	Caulking Deteriorated, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Water Penetration, Extent : Severe, Area Affected : 20%							
	Location : Various Labs And Offices							
Windows								
Aluminum	95%	Now	\$781,900	2051	* *	5	\$9,600	
	Unit Inoperable, Extent : Severe, Area Affected : 40%							
	Location : First Floor Labs, Various Others							
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : Throughout							
Metal Louvers	5%			2029	* *	10	\$6,300	
Parapets								
Metal Rail	15%			2031	* *	5-10		
No Component	85%							
Roof								
Single Ply Membrane	100%	2-4	\$65,300	2036	* *			
	Blisters, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Ponding, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							

Interior

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HARDING LABORATORY

Asset # : 2372

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
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	
Misaligned/Bulging, Extent : Moderate, Area Affected : 100%									
Location : Corridors									
	Vinyl Tile 9" X 9"	10%	Now	\$46,500	2036	* *	3	\$1,600	
Adhesion Failure, Extent : Severe, Area Affected : 50%									
Location : Basement									
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Basement									
Interior Walls									
	Ceramic Tile	5%			2029	* *	5	\$1,500	
	Concrete Masonry Unit	35%			LIFE	* *	5	\$8,300	
	Gypsum Board	15%			LIFE	* *	5-10	\$7,500	
	Plaster	45%			LIFE	* *	5-10	\$11,300	
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : At Bulkheads, Various Labs And Classrooms, At Window Openings									
Ceilings									
	AcousTileSusp.Lay-In	90%	Now	\$61,500	2031	* *	5	\$19,500	
Misaligned/Bulging, Extent : Severe, Area Affected : 25%									
Location : Labs And Hallways									
	Exposed Concrete	10%			LIFE	* *	5-10	\$5,400	

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2026	\$4,700	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 600 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 Equipment, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
	Molded Case Bkrs	90%			2034	* *	5	\$500	
	Molded Case Bkrs	5%			2042	* *	5		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HARDING LABORATORY
Asset # : 2372

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	70%	2-4	\$45,500	2051	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	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		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Motor Control Center	10%			2031	* *	5	\$100	
Ground									
Grounding Devices									
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	100%			2026	\$313,300	10	\$26,500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Using 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 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2036	* *	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Temporary Electric Heat, Building Is Mostly Abandoned									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HARDING LABORATORY
Asset # : 2372

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Radiant Heater	100%			2026	\$124,200	2	\$13,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : 25 Units							
Distribution									
	Steam Piping/Pump	100%	Now	\$24,100	2036	**	4	\$1,400	
		Leak Evident, Extent : Severe, Area Affected : 30%							
		Location : Throughout Piping. Low Pressure Steam From Museum Boilers							
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : Various Areas							
Terminal Devices									
	Air Handler	25%	Now	\$38,000	2036	**	1	\$4,000	
		Obsolete Equipment, Extent : Severe, Area Affected : 25%							
		Location : 1 Unit Remains In Basement							
	Convactor/Radiator	75%			2031	**	1	\$7,000	
		Not in Service, Extent : Severe, Area Affected : 75%							
		Location : Various Areas, Due To Steam Pipe Issue							
Air Conditioning									
	Energy Source								
	Electricity	100%			2034	**	1		
	Conversion Equipment								
	Window/Wall Unit	50%			2019	\$29,000	1		
	No Component	50%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	0-2	\$48,700	LIFE	**	2-5	\$16,100	
		Needs Cleaning, Extent : Moderate, Area Affected : 100%							
		Location : Throughout, This Equipment Has Not Been Used For Many Years							
Exhaust Fans									
	Interior	100%	Now	\$31,200	2036	**	2	\$700	
		Obsolete Equipment, Extent : Severe, Area Affected : 100%							
		Location : Penthouse							
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%			2036	**	4	\$2,900	
		Not in Service, Extent : Light, Area Affected : 100%							
		Location : Basement							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HARDING LABORATORY

Asset # : 2372

Mechanical		Current Repair		Future Replacement		Maintenance			
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%			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							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year 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 HORTICULTURE / FACILITIES BLDG
Address : SOUTHERN BLVD. @200TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.220 / 2374 **Yr Built/Renovated** : 1940 / 2010
Area Sq Ft : 5,400 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 05-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HORTICULTURE / FACILITIES BLDG
Asset # : 2374

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	* *	5	\$25,800	
		Spalling, Extent : Light, Area Affected : 15%						
		Location : Throughout						
Windows								
Aluminum	100%			2048	* *	5	\$100	
Roof								
Asphalt Shingle	100%			2039	* *	10	\$2,600	
		Recent Replace Evident, Extent : Light, Area Affected : 100%						
		Location : Throughout						
Interior								
Floors								
Cast in Place Concrete	90%			LIFE	* *	5	\$30,600	
		Horizontal Cracks, Extent : Light, Area Affected : 15%						
		Location : Throughout						
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, Extent : Moderate, Area Affected : 10%						
		Location : Basement						
		Water Penetration, Extent : Moderate, Area Affected : 10%						
		Location : Basement						
Masonry: Fieldstone	25%			LIFE	* *	10		
		Other Observation, Extent : Moderate, Area Affected : 10%						
		Location : Tank Room						
		Explanation : Recent Repair Evident injection Grout						
Ceilings								
Exposed Struc: Steel	50%			LIFE	* *	10	\$400	
Gypsum Board	50%			LIFE	* *	5-10	\$700	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HORTICULTURE / FACILITIES BLDG
Asset # : 2374

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 Disconnect Switch For H O C							
	Molded Case Bkrs	50%			2052	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 800 Amp Main Disconnect 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									
	Automatic	100%			2043	* *	1	\$1,700	
Generators									
	Diesel	100%			2039	* *	1	\$2,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 331 Kva							
Batteries									
	Nickel Cadmium	100%			2021	\$1,500	5	\$1,200	
Fuel Storage									
	Main Tank	100%			2061	* *	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : 250 Gals							
Lighting									

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Estimates are rounded to the nearest hundred dollars.*

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HORTICULTURE / FACILITIES BLDG
Asset # : 2374

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	80%			2034	* *	10	\$3,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2034	* *	10	\$1,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	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 Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2052	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2043	* *	1	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2048	* *	4	\$300	
Terminal Devices								
Convactor/Radiator	80%			2043	* *	1	\$1,300	
Fan Coil Unit/Heat	20%			2034	* *	1	\$300	
Air Conditioning								
Energy Source								
Electricity	100%			2048	* *	1		
Conversion Equipment								
Window/Wall Unit	80%			2025	\$8,300	1		
No Component	20%							

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HORTICULTURE / FACILITIES BLDG
Asset # : 2374

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$500	
	No Component	90%							
Exhaust Fans									
	Roof	10%			2034	* *	2		
	No Component	90%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2052	* *	1		
Water Heater									
	Gas Fired	100%			2025	\$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 Observation, Extent : Light, Area Affected : 100%									
Location : Outside Of Building									
Explanation : Outside Hot Box									
Fixtures									
	Generic	100%							

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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 : NEW YORK BOTANICAL GARDEN LIBRARY BUILDING
Address : SOUTHERN BLVD. @200TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.040 / 2369 **Yr Built/Renovated** : 1900 / 2007
Area Sq Ft : 93,700 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 03-Dec-2014 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,5,6
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 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

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$12,000		\$26,300	
Interior Architecture	\$126,600		\$7,900	\$5,300
Electrical	\$200	\$300	\$1,400	\$600
Mechanical	\$36,300	\$13,100	\$31,200	\$15,300
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$181,100	\$19,300	\$72,700	\$27,100
Importance Code A	\$18,300	\$6,400	\$32,600	\$6,300
Importance Code B	\$121,800	\$12,900	\$40,100	\$20,800
Importance Code C	\$40,900			
Total	\$181,100	\$19,300	\$72,700	\$27,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN LIBRARY BUILDING

Asset # : 2369

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	10%			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%			LIFE	**	5-10		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Exterior Face In Various Areas									
Roof									
	Copper/Terne	25%			2054	**	10	\$28,400	
	Copper/Terne	10%			2041	**	10	\$11,300	
	IRMA/Protected Membrane	55%	Now	\$10,600	2031	**			
Insul Miss/Displaced, Extent : Light, Area Affected : 10%									
Location : Various Areas									
	Modified Bitumen	5%	Now	\$1,400	2031	**			
Blisters, Extent : Light, Area Affected : 10%									
Location : South Side Roof									
Drains Clogged, Extent : Moderate, Area Affected : 5%									
Location : Near Roof Hatch									
	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	
Horizontal Cracks, Extent : Light, Area Affected : 5%									
Location : Various Areas									
Worn/Eroded, Extent : Severe, Area Affected : 10%									
Location : Sixth Floor									
	Vinyl Tile	20%	Now	\$57,600	2026	\$192,200	3	\$7,900	
Adhesion Failure, Extent : Moderate, Area Affected : 10%									
Location : First Floor									
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : First Floor									
Worn/Eroded, Extent : Severe, Area Affected : 20%									
Location : First Floor, Various Other Areas									

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN LIBRARY BUILDING

Asset # : 2369

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
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 Observation, Extent : Light, Area Affected : 100%								
Location : Dome								
Explanation : Inside Dome								
Metal Panel	2%			LIFE	* *	10	\$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : North Side								
Explanation : Annex Area								
Plaster	40%	Now	\$16,300	LIFE	* *	5	\$5,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Areas Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Various Areas Throughout								
Ceilings								
AcousTileSusp.Lay-In	10%			2039	* *	5	\$10,600	
AcousTileSusp.Lay-In	20%	0-2	\$36,600	2031	* *	5	\$10,600	
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : 1970s Wing								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : 1970s Wing								
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	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Basement								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2036	* *	3	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : 4160-208/120v Service									
Transformers									
	Dry Type	100%			2039	* *	3	\$500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 750 Kva									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN LIBRARY BUILDING

Asset # : 2369

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Feeders								
Cable	100%			2042	* *	1		
Raceway								
Conduit	100%			2046	* *	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2036	* *	5	\$200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 2000 Amps Service							
Fused Disc Sw	50%			2046	* *	5	\$200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 2500 Amps Service							
Transformers								
Dry Type	100%			2039	* *	5	\$300	
	Other Observation, Extent : Moderate, Area Affected : 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								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2034	* *	10	\$64,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : T-8 Lamps							
Egress Lighting								
Exit, LED	100%			2061	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN LIBRARY BUILDING

Asset # : 2369

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Heating

Energy Source

Electricity

10%

2036

* *

1

Interruptible Gas/Dual

90%

2036

* *

1

Fuel

Other Observation, Extent : Light, 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 Boiler Room

Explanation : 3 Units, One Of Them Used As Summer Boiler

Distribution

Hot Wtr Piping/Pump

100%

2051

* *

4

\$3,500

Recent Installation, Extent : Light, Area Affected : 100%

Location : Throughout

Terminal Devices

Air Handler

65%

2031

* *

1

\$28,400

Convactor/Radiator

35%

2031

* *

1

\$8,000

Air Conditioning

Energy Source

Electricity

100%

2034

* *

1

Conversion Equipment

Int Pkg Unit -

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN LIBRARY BUILDING

Asset # : 2369

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 : Light, Area Affected : 100%								
	Location : 1-6								
	Explanation : 1 Unit								
Fire Suppression									
	Standpipe								
	Generic	100%			2036	* *	1-5	\$35,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-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
Program / Asset # : DCA0010.020 / 2227 **Yr Built/Renovated** : 1869 / 1970
Area Sq Ft : 9,500 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 05-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,att
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN OPERATIONS BUILDING

Asset # : 2227

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	15%	Now	\$12,100	LIFE	* *	5	\$1,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : Around Windows							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 60%							
	Location : Around Windows							
	Worn/Eroded, Extent : Severe, Area Affected : 50%							
	Location : Around Window And Door Openings							
Masonry: Fieldstone	55%	Now	\$169,500	LIFE	* *	5	\$3,800	1
	Open Joints, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Vegetation Growth, Extent : Severe, Area Affected : 25%							
	Location : Northwest And Southeast Corners, All Facades							
	Vertical Cracks, Extent : Severe, Area Affected : 25%							
	Location : Various Areas - Especially At Northwest Corner							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Stucco Cement	15%			2031	* *	5	\$3,400	
	Spalling, Extent : Moderate, Area Affected : 15%							
	Location : West Facade							
	Other Observation, Extent : Severe, Area Affected : 25%							
	Location : West Facade							
	Explanation : Vegetation							
Wood	10%	Now	\$46,800	2046	* *	5	\$2,300	1
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
	Location : East Fascia, West Dormer							
	Deteriorated Finish, Extent : Severe, Area Affected : 100%							
	Location : East Fascia, West Dormer							
	Dry Rot/Decay, Extent : Severe, Area Affected : 35%							
	Location : East Fascia, West Dormer							
Wood Overhead Doors	5%	Now	\$14,100	2046	* *	5	\$1,100	
	Deteriorated Finish, Extent : Severe, Area Affected : 100%							
	Location : Wood Doors On North Side							
	Dry Rot/Decay, Extent : Severe, Area Affected : 25%							
	Location : North Side							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN OPERATIONS BUILDING

Asset # : 2227

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Windows	Steel	70%	Now	\$22,700	2051	* *	5	\$2,800	1
	Bent/Warped Elements, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Thermally Inefficient, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Wood	30%	Now	\$5,200	2051	* *	5	\$1,000	1
Condensation Present, Extent : Moderate, Area Affected : 10%									
Location : Various Areas									
Deteriorated Finish, Extent : Severe, Area Affected : 60%									
Location : Throughout									
Dry Rot/Decay, Extent : Severe, Area Affected : 20%									
Location : Various Areas									
Roof									
Slate	100%	Now	\$7,200	LIFE	* *				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 30%								
	Location : South, North Facades								
Loose Units, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Interior									
Floors									
Cast in Place Concrete	15%			LIFE	* *	5	\$5,200		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Storage Area / Workshop								
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%			2041	* *	5	\$7,400		
Other Observation, Extent : Moderate, Area Affected : 35%									
Location : Attic Space									
Explanation : Unfinished Planks									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN OPERATIONS BUILDING

Asset # : 2227

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
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	**				
Other Observation, Extent : Severe, Area Affected : 10%									
Location : Northwest Corner									
Explanation : Major Crack Through Wall In North Side Second Floor Apartment									
Plaster	20%			LIFE	**	5-10	\$800		
Paint Peeling, Extent : Moderate, Area Affected : 10%									
Location : Various									
Staining/Discoloring, Extent : Severe, Area Affected : 25%									
Location : Shop									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Shop And Various Others									
Plywood/Hardboard	20%			LIFE	**	10	\$100		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Offices									
Explanation : Wood Paneling									
Ceilings									
AcousTileSusp.Lay-In	20%	Now	\$600	2031	**	5	\$800		
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Offices									
Exposed Struc: Wood	50%			LIFE	**	10	\$5,900		
Gypsum Board	30%			LIFE	**	5-10	\$8,200		

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2036	* *	5		
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2036	* *	5	\$300	
		On Extended Life, Extent : Moderate, Area Affected : 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		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN OPERATIONS BUILDING

Asset # : 2227

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2031	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	90%			2031	* *	10	\$4,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		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			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			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, Extent : Severe, Area Affected : 30%							
		Location : Condensate Return Pipes, Under Ground							
Terminal Devices									
	Convactor/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		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN OPERATIONS BUILDING

Asset # : 2227

Mechanical			Current Repair		Future Replacement		Maintenance			
System	Component		% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type		Total	(Years)		FY		(Yrs)		
Plumbing										
	Fixtures									
	Generic		100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-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
Program / Asset # : DCA0010.000 / 2345 **Yr Built/Renovated** : 1963 / 2006
Area Sq Ft : 41,168 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 03-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,6
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN PRATT BUILDING

Asset # : 2345

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	100%	Now	\$449,300	LIFE	* *	5	\$50,800	1	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Throughout Facade, Penthouse								
	Diagonal Cracks, Extent : Severe, Area Affected : 10%								
	Location : Stair Walls Bulkhead / Mechanical Penthouse								
	Horizontal Cracks, Extent : Severe, Area Affected : 5%								
	Location : Stair Walls Bulkhead / Mechanical Penthouse								
	Rusting Masonry Supt, Extent : Severe, Area Affected : 25%								
	Location : Throughout Window Openings								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 15%								
	Location : At Expansion Joints								
	Spalling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
Windows									
Aluminum	95%	2-4	\$137,200	2051	* *	5	\$1,700		
	Air Infiltration, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 35%								
	Location : Window Headers								
Metal Louvers	5%			2035	* *	10	\$1,100		
Parapets									
Masonry: Brick	95%	Now	\$14,900	LIFE	* *	5	\$1,300		
	Horizontal Cracks, Extent : Moderate, Area Affected : 15%								
	Location : Interior Face								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Interior Face								
Pre-Cast Concrete	5%	Now	\$700	LIFE	* *	5	\$400		
	Caulking Deteriorated, Extent : Moderate, Area Affected : 30%								
	Location : Coping								
Roof									
IRMA/Protected Membrane	100%	Now	\$6,300	2031	* *				
	Debris on Roof, Extent : Moderate, Area Affected : 10%								
	Location : South Side								
	Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%								
	Location : Various Areas								
	Vegetation Growth, Extent : Severe, Area Affected : 5%								
	Location : Around Penthouse								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN PRATT BUILDING

Asset # : 2345

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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 Affected : 100%

Location : Room Xg Xm

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		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Raceway

Conduit	100%			2036	* *	1		
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Panelboards

Molded Case Bkrs	70%			2034	* *	5	\$800	
Molded Case Bkrs	30%			2042	* *	5	\$300	

Wiring

Thermoplastic	100%			2046	* *	1		
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Motor Controllers

Locally Mounted	50%			2031	* *	5	\$100	
Motor Control Center	50%			2039	* *	5	\$600	

Ground

Grounding Devices

Not Accessible	100%							
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Lighting

Interior Lighting

Fluorescent	100%			2034	* *	10	\$21,000	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : Using T-5 And T-8 Lamps

Egress Lighting

Exit, LED	100%			2061	* *	1		
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Exterior Lighting

HID	100%			2026	\$151,800	10	\$100	
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Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN PRATT BUILDING**

Asset # : 2345

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Alarm

Fire/Smoke Detection

No Component 80%

Generic, Analog 20% 2026 \$83,300

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Heating

Conversion Equipment

Heat Exchanger 60% 2029 * * 1 \$6,800

Other Observation, Extent : Light, Area Affected : 60%

Location : Penthouse

Explanation : 1 Unit

No Component 40%

Other Observation, Extent : Light, Area Affected : 0%

Location : Throughout

Explanation : Gets Heat From Science Building

Distribution

Hot Wtr Piping/Pump 60% 2034 * * 4 \$1,000

Steam Piping/Pump 40% 2036 * * 4 \$500

Other Observation, Extent : Severe, Area Affected : 100%

Location : 1st Floor

Explanation : Low Pressure Steam Direct From Museum

Terminal Devices

Air Handler 40% 2021 \$28,900 1 \$5,700

Convactor/Radiator 60% 2024 \$73,300 1 \$4,400

Air Conditioning

Energy Source

Electricity 100% 2034 * * 1

Conversion Equipment

Reciprocating 100% 2034 * * 1 \$10,600

Compr/Chiller

Other Observation, Extent : Light, Area Affected : 100%

Location : Penthouse

Explanation : 1 Unit - Scheduled To Be Replaced Using Refrigerant 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, Extent : Light, Area Affected : 100%

Location : Roof

Explanation : Scheduled To Be Replaced With The Compressor

Ventilation

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN PRATT BUILDING

Asset # : 2345

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STEERE HERBARIUM
Asset # : 13390

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Copper/Terne	5%			2061	* *	10	\$8,900		
Metal Panel	5%			2056	* *	5-10	\$26,100		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Rooftop Mechanical Well And Penthouse									
Explanation : Repairs In Progress - Damage Incurred Due To Super Storm Sandy									
Pre-Cast Concrete	85%			LIFE	* *	5	\$419,600		
Repairs in Progress, Extent : Light, Area Affected : 20%									
Location : 2nd And 3rd Floors									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : 2nd And 3rd Floors Over Main Entrance									
Window Wall	5%	Now	\$8,900	2046	* *	5	\$7,100		
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%									
Location : South Facade									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : South Facade									
Windows									
Aluminum	95%	Now	\$1,400	2042	* *	5	\$100		
Condensation Present, Extent : Severe, Area Affected : 10%									
Location : Study Carrels On North Side									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Study Carrels On North Side									
Metal Louvers	5%			2035	* *	10	\$100		
Parapets									
Copper/Terne	10%			2061	* *	5	\$2,200		
Repairs in Progress, Extent : Light, Area Affected : 100%									
Location : North Parapet									
Metal Panel	15%			2052	* *	5	\$2,700		
Repairs in Progress, Extent : Light, Area Affected : 100%									
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, Area Affected : 15%									
Location : Rooftop									
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%									
Location : South Wall									
Ponding, Extent : Moderate, Area Affected : 25%									
Location : South Wall									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STEERE HERBARIUM

Asset # : 13390

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	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	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair Wells</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 4th And 5th Floor Stairs / Corridors</i>								
<i>Explanation : Super Storm Sandy Damage</i>								
Wood	5%			LIFE	**	5	\$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	

Electrical		Current Repair		Future 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%			2046	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Amps Service</i>								
Switchgear / Switchboard								
Fused Disc Sw	10%			2046	**	5		
Molded Case Bkrs	90%			2046	**	5	\$1,700	
Raceway								
Conduit	100%			2046	**	1		
Panelboards								
Molded Case Bkrs	100%			2042	**	5	\$1,800	
Wiring								
Thermoplastic	100%			2046	**	1		
Motor Controllers								
Locally Mounted	10%			2039	**	5		
Motor Control Center	90%			2039	**	5	\$1,700	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STEERE HERBARIUM
Asset # : 13390

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 Caterpillar 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 Tank								
Lighting									
	Interior Lighting								
	Fluorescent	90%			2034	* *	10	\$57,800	
	Other Observation, Extent : Moderate, 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	* *			

Mechanical		Current 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								
	Campus Steam	100%			2046	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Steam From Adjacent Library Building								
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	

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STEERE HERBARIUM
Asset # : 13390

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Type									
Heating									
Terminal Devices									
	Air Handler	90%			2031	**	1	\$39,000	
	Convactor/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	95%			2035	**	1	\$72,000	
		Other Observation, Extent : Light, Area Affected : 95%							
		Location : 1st Floor Mech Room							
		Explanation : 2 Units, Using Refrigerant No. R-410							
	Int Pkg Unit - Cooling	5%			2027	**	2	\$200	
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : 5th Floor A C Room							
		Explanation : 1 Unit							
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									
	Low Temp	100%			2046	**	4	\$10,400	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Backflow Preventer									
	Generic	100%			2031	**	1	\$4,300	
Fixtures									
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STEERE HERBARIUM

Asset # : 13390

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1-6									
Explanation : 1 Unit - Currently 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

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-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
Program / Asset # : DCA0010.010 / 2346 **Yr Built/Renovated** : 1840 / 2010
Area Sq Ft : 12,840 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 05-Dec-2014 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1,2,ATT
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STONE MILL
Asset # : 2346

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
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 Non Func/Miss, Extent : Light, Area Affected : 5%								
	Location : Entrance Facade								
Interior									
	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 Observation, Extent : Moderate, Area Affected : 100%								
	Location : Cellar Level								
	Explanation : Liquid Applied Resin Coating With Hardwood Border								
	Wood	40%			2054	* *	5	\$14,400	
	Recent Repair Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout - Including Attic								
	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	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2052	* *	5	\$300	
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2052	* *	5	\$300	
	Raceway								
	Conduit	100%			2052	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STONE MILL**

Asset # : 2346

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2048	* *	5		
	Molded Case Bkrs	95%			2048	* *	5	\$300	
Wiring									
	Thermoplastic	100%			2052	* *	1		
Motor Controllers									
	Locally Mounted	100%			2043	* *	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$400	
Lighting									
Interior Lighting									
	Fluorescent	20%			2034	* *	10	\$2,400	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : 2nd Floor								
	Explanation : T-5 Lamps								
	Fluorescent	30%			2034	* *	10	\$3,500	
	T-8 Lamps, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	20%			2034	* *	10	\$2,400	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
	Location : 1st Floor								
	Incandescent	20%			2034	* *	2	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : 1st Floor								
	Explanation : Track Lights								
	LED	10%			2034	* *			
Egress Lighting									
	Emergency, Service	30%			2034	* *	1		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : H O C Building								
	Explanation : Emergency Power Fed From Other 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			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STONE MILL**

Asset # : 2346

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2056	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2043	* *	1	\$6,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2048	* *	4	\$600	
Terminal Devices								
Air Handler	95%			2034	* *	1	\$7,500	
Convactor/Radiator	5%			2043	* *	1	\$200	
Air Conditioning								
Energy Source								
Electricity	100%			2048	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2034	* *	1	\$6,000	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2034	* *	1	\$7,900	
Heat Rejection								
Remote Air Cond	100%			2034	* *	2	\$8,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,300	
Exhaust Fans								
Interior	100%			2034	* *	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	* *	1		
HW Heat Exchanger								
HTHW/HW	100%			2052	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2034	* *	1	\$800	
Fixtures								
Generic	100%							
Vertical Transport								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STONE MILL**

Asset # : 2346

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
Hydraulic		100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : 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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year 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 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Alum/Vinyl Siding	65%			2036	* *	10	\$1,500	
	Deformed/Dented, Extent : Moderate, Area Affected : 15%							
	Location : All Facades							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Vinyl Siding							
Masonry: Brick	20%			LIFE	* *	5	\$2,900	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
	Location : East Facade							
	Patching Evident, Extent : Moderate, Area Affected : 15%							
	Location : Wall Openings							
Metal Coiling Doors	15%			2031	* *	5	\$3,400	
Windows								
Aluminum	30%			2042	* *	5	\$100	
Wood	70%	Now	\$7,500	2051	* *	5	\$1,400	1
	Air Infiltration, Extent : Moderate, Area Affected : 50%							
	Location : Upper Floor							
	Deteriorated Finish, Extent : Severe, Area Affected : 50%							
	Location : Upper Floor							
	Dry Rot/Decay, Extent : Severe, Area Affected : 50%							
	Location : Upper Floor							
	Split/Cracked, Extent : Moderate, Area Affected : 50%							
	Location : Upper Floor							
Roof								
Slate	100%	Now	\$132,200	LIFE	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%							
	Location : East Facade							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : South End							
	Other Observation, Extent : Moderate, Area Affected : 50%							
	Location : West Facade							
	Explanation : Gutters Replaced On West Facade							

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STORAGE & LOWER GARAGE
Asset # : 2371

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	50%			LIFE	* *	5	\$23,200	
Vinyl Tile	25%	Now	\$2,200	2021	\$22,000	3	\$1,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 35%								
Location : Various Areas								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Various Areas On Upper Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : North End Of Upper Floor								
Wood	25%			2041	* *	5	\$5,000	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Upper Floor								
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 End 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	
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Various Areas								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Lower Floor								
Gypsum Board	20%			LIFE	* *	5-10	\$7,300	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	100%			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 : Moderate, Area Affected : 100%							
		Location : Throughout							
	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 Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	90%			2026	\$32,500	10	\$5,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2021	\$3,600	10	\$600	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Exterior Lighting								
	HID	100%			2021	\$26,200	10		
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2036	* *	1		
	Conversion Equipment								
	Radiant Heater	40%			2026	\$12,200	2	\$1,300	
		Other Observation, Extent : Light, 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%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN UPPER GARAGE - MECH. SHOP
Asset # : 2257

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Exterior									
Exterior Walls									
	Masonry: Fieldstone	60%			LIFE	* *	5	\$8,000	
	Metal Sect. OHD	30%			2031	* *	5	\$8,400	
	Stucco Cement	10%	Now	\$2,500	2031	* *	5	\$1,100	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : East / West Facades									
Parapets									
	Masonry: Fieldstone	90%			LIFE	* *	5-10	\$41,100	
	Stucco Cement	10%			2031	* *	5	\$1,100	
Roof									
	Asphalt Shingle	90%	Now	\$5,300	2029	* *			
Blisters, Extent : Moderate, Area Affected : 20%									
Location : Various Areas									
Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%									
Location : Leaders Not Functional									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : At Skylight									
	Skylight, Metal/Glass	10%	Now	\$6,300	2036	* *			
Miss/Damaged Flashings, Extent : Severe, Area Affected : 15%									
Location : Intersection Of Ridge And Wall									
Interior									
Floors									
	Cast in Place Concrete	100%			LIFE	* *	5	\$28,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Interior Walls									
	Concrete Masonry Unit	90%	Now	\$2,200	LIFE	* *	5	\$400	
Water Penetration, Extent : Moderate, Area Affected : 30%									
Location : Near Roof									
	Gypsum Board	10%	Now	\$100	LIFE	* *	5	\$100	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : Upper Wall									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : Upper Wall									
Ceilings									
	Exposed Struc: Steel	97%			LIFE	* *	10	\$12,800	
	Gypsum Board	3%	0-2	\$400	LIFE	* *	5	\$200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Office Ceiling									

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Over 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2046	* *	3			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN UPPER GARAGE - MECH. SHOP

Asset # : 2257

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Transformers								
	Dry Type	100%			2039	* *	3		
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Outside					
				Explanation : One 4160hv - 208/120lv					
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2046	* *	5		
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : One 600 Amps Service					
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2046	* *	5	\$100	
	Raceway								
	Conduit	100%			2046	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2042	* *	5		
	Molded Case Bkrs	95%			2042	* *	5	\$100	
	Wiring								
	Thermoplastic	100%			2046	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2039	* *	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2039	* *	1	\$1,300	
	Generators								
	Diesel	100%			2035	* *	1	\$1,600	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Outside					
				Explanation : One 130 Kva					
	Batteries								
	Lead/Acid	100%			2020	\$1,500	5	\$200	
	Fuel Storage								
	Main Tank	100%			2054	* *	5	\$100	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Outdoor					
				Explanation : 250 Gals					
Lighting									
	Interior Lighting								
	Fluorescent	100%			2031	* *	10	\$4,000	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					
				Explanation : T-8 Lamps					

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN UPPER GARAGE - MECH. SHOP

Asset # : 2257

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Lighting

Egress Lighting									
Emergency, Service	100%			2031		* *	1		
Exterior Lighting									
HID	100%			2026		\$15,500	10		

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Heating

Energy Source									
Electricity	100%			2036		* *	1		
Conversion Equipment									
Radiant Heater	30%			2026		\$5,700	2	\$600	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>									
<i>Location : Office Area</i>									
<i>Explanation : 2 Units</i>									
No Component	70%								

Air Conditioning

Conversion Equipment									
Window/Wall Unit	10%			2021		\$900	1		
No Component	90%								

Ventilation

Exhaust Fans									
Wall Unit	70%			2021		\$4,600	2	\$100	
No Component	30%								

Plumbing

H/C Water Piping									
Brass/Copper	100%			2036		* *	1		
Water Heater									
Electric	100%			2021		\$700	4		
Sanitary Piping									
Cast Iron	100%			LIFE		* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN VISITOR SHOP**

Asset # : 13970

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Exterior

Exterior Walls

Masonry: Fieldstone	30%			LIFE		**	5	\$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	

Other Observation, Extent : Light, Area Affected : 100%

Location : Front And Back

Explanation : Overhang

Roof

Metal Panel	85%			2039		**	10	\$5,600	
Skylight, Plastic	15%	Now	\$2,400	2039		**	1		

Water Penetration, Extent : Moderate, Area Affected : 15%

Location : Edge Fronting Plaza

Interior

Floors

Cast in Place Concrete	100%	0-2	\$2,800	LIFE		**	5	\$9,500	
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Horizontal Cracks, Extent : Moderate, Area Affected : 2%

Location : Entry To Staff Area

Worn/Eroded, Extent : Moderate, Area Affected : 20%

Location : Throughout

Interior Walls

Gypsum Board	5%			LIFE		**	5-10	\$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 Observation, Extent : Light, Area Affected : 0%

Location : Gift Shop

Explanation : Skylight Counted As Roof Area

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Raceway

Conduit	100%			2052		**	1		
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Panelboards

Molded Case Bkrs	100%			2048		**	5	\$100	
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Wiring

Thermoplastic	100%			2052		**	1		
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Ground

Grounding Devices

Not Accessible	100%								
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN VISITOR SHOP
Asset # : 13970

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	70%			2034	* *	10	\$1,900	
		Other Observation, Extent : Moderate, Area Affected : 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 Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2052	* *	1		
	Conversion Equipment								
	Furnace	100%			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 - Heating/Cooling	100%			2034	* *	2	\$200	
		Other Observation, Extent : Light, Area Affected : 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		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific 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	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN VISITORS REST ROOMS
Asset # : 13972

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Exterior

Exterior Walls

Masonry: Fieldstone	60%			LIFE	**	5	\$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	
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Interior

Floors

Cast in Place Concrete	100%			LIFE	**	5	\$10,100	
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Horizontal Cracks, Extent : Light, Area Affected : 10%

Location : Women Restroom

Interior Walls

Ceramic Tile	20%			2035	**	5	\$300	
Gypsum Board	80%			LIFE	**	5-10	\$1,900	

Ceilings

Exposed Struc: Wood	100%			LIFE	**	10	\$3,500	
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Raceway

Conduit	100%			2052	**	1		
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Panelboards

Molded Case Bkrs	100%			2048	**	5	\$100	
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Wiring

Thermoplastic	100%			2052	**	1		
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Lighting

Interior Lighting

Fluorescent	100%			2034	**	10	\$1,400	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : T-8 Lamps

Egress Lighting

Emergency, Service	50%			2034	**	1		
Exit, Service	50%			2034	**	1		

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Electricity	100%			2052	**	1		
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN VISITORS REST ROOMS
Asset # : 13972

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Radiant Heater	100%			2031	* *	2	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : 8 Units							
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%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year 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 WATSON BUILDING
Address : SOUTHERN BLVD. @200TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.100 / 2373 **Yr Built/Renovated** : 1972 / 2006
Area Sq Ft : 29,781 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 03-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,4
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL		FY 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

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$46,300			
Interior Architecture	\$64,300		\$3,200	\$13,800
Electrical	\$200		\$300	\$100
Mechanical	\$24,900	\$7,900	\$16,700	\$8,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$139,600	\$11,800	\$24,200	\$26,500
Importance Code A	\$48,300	\$2,000	\$2,000	\$2,000
Importance Code B	\$78,900	\$9,800	\$22,100	\$24,500
Importance Code C	\$12,400			
Total	\$139,600	\$11,800	\$24,200	\$26,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN WATSON BUILDING

Asset # : 2373

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	30%	2-4	\$38,500	LIFE	* *	5	\$21,000	
Efflorescence, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%								
Location : At Expansion Joints								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Stairwell								
Metal/Glass Curt Wall	60%	Now	\$1,304,600	LIFE	* *	5	\$78,900	
Air Infiltration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Various Areas								
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Various Mullions								
Caulking Deteriorated, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various Offices								
Stucco Cement	10%			2031	* *	5	\$17,500	
Windows								
Aluminum	15%	Now	\$8,300	2034	* *	5	\$300	
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%								
Location : Various Locations								
Caulking Deteriorated, Extent : Severe, Area Affected : 35%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Various Locations								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hopper Windows								
Explanation : Operable Portion Of Curtain Wall								
No Component	85%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN WATSON BUILDING
Asset # : 2373

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick Cavity	20%			LIFE	* *	5-10	\$6,400	
Metal/Glass Curt Wall	40%	Now	\$27,600	2036	* *	5	\$3,600	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Various Areas								
Caulking Deteriorated, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various Areas								
Metal Panel	10%	Now	\$1,800	2046	* *	5	\$900	
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Coping Throughout								
Stucco Cement	30%			2031	* *	5	\$3,600	
Worn/Eroded, Extent : Moderate, Area Affected : 15%								
Location : Various Areas								
Roof								
IRMA/Protected Membrane	100%	Now	\$3,200	2031	* *			
Drains Clogged, Extent : Moderate, Area Affected : 10%								
Location : Watson Connector								
Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%								
Location : Watson Connector								
Interior								
Floors								
Carpet	45%	Now	\$17,100	2022	\$342,900	3	\$41,300	
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Third Floor								
Wrinkling, Extent : Severe, Area Affected : 10%								
Location : Third Floor								
Cast in Place Concrete	5%			LIFE	* *	5	\$13,400	
Ceramic Tile	5%	4+	\$57,800	2041	* *	5	\$1,500	
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Bathrooms								
Terrazzo	3%			LIFE	* *	5	\$2,900	
Vinyl Tile	42%			2031	* *	3	\$9,600	
Worn/Eroded, Extent : Light, Area Affected : 20%								
Location : Various Areas								
Interior Walls								
Ceramic Tile	5%	4+	\$8,600	2029	* *	5	\$1,600	
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Bathrooms								
Concrete Masonry Unit	15%			LIFE	* *	5	\$7,600	
Gypsum Board	80%			LIFE	* *	5-10	\$86,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN WATSON BUILDING

Asset # : 2373

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Ceilings

AcousTile,Adhered	10%			2031	* *	5	\$6,100	
AcousTileSusp.Lay-In	85%	Now	\$20,500	2031	* *	5	\$26,000	

Misaligned/Bulging, Extent : Moderate, Area Affected : 25%

Location : First, Third And Fourth Floors

Staining/Discoloring, Extent : Moderate, Area Affected : 30%

Location : First, Third And Fourth Floors

Water Penetration, Extent : Moderate, Area Affected : 5%

Location : Third Floor Office South Side At Window

Worn/Eroded, Extent : Moderate, Area Affected : 30%

Location : First, Third And Fourth Floors

Exposed Struc: Steel	5%			LIFE	* *	10	\$6,100	
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Switchgear / Switchboard

Fused Disc Sw	100%			2026	\$31,800	5	\$100	
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Raceway

Conduit	100%			2036	* *	1		
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Panelboards

Molded Case Bkrs	30%			2034	* *	5	\$200	
Molded Case Bkrs	50%			2042	* *	5	\$400	
Molded Case Bkrs	20%			2025	\$4,400	5	\$200	

Wiring

Thermoplastic	80%			2046	* *	1		
Thermoplastic	20%			2026	\$5,400	1		

Motor Controllers

Locally Mounted	50%			2031	* *	5	\$100	
Motor Control Center	50%			2039	* *	5	\$400	

Ground

Grounding Devices

Not Accessible	100%							
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Lighting

Interior Lighting

Fluorescent	100%			2034	* *	10	\$37,500	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : T-8 Lamps

Egress Lighting

Emergency, Service	30%			2026	\$5,900	1		
Exit, Service	70%			2026	\$7,500	1		

Exterior Lighting

HID	100%			2031	* *	10	\$100	
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Alarm

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN WATSON BUILDING

Asset # : 2373

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Alarm

Fire/Smoke Detection

No Component 80%

Generic, Analog 20% 2021 \$60,200

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Heating

Conversion Equipment

Heat Exchanger 100% 2022 \$8,500 1 \$20,200

Other Observation, Extent : Light, Area Affected : 100%

Location : Penthouse

Explanation : 1 Unit

Distribution

Hot Wtr Piping/Pump 70% 2034 * * 4 \$2,100

Steam Piping/Pump 30% 2036 * * 4 \$600

Other Observation, Extent : Severe, Area Affected : 100%

Location : Steam Tunnel

Explanation : Low Pressure Steam Direct From Science Building

Terminal Devices

Air Handler 15% 2026 \$32,300 1 \$3,800

Air Handler 35% 2034 * * 1 \$8,800

Other Observation, Extent : Light, Area Affected : 35%

Location : Roof

Explanation : 1 Exterior Package Unit

Convactor/Radiator 20% 2031 * * 1 \$2,600

Fan Coil Unit/Heat 30% 2021 \$179,200 1 \$4,000

Air Conditioning

Energy Source

Electricity 100% 2034 * * 1

Conversion Equipment

Reciprocating 25% 2036 * * 1 \$4,700

Compr/Chiller

Recent Installation, Extent : Light, Area Affected : 100%

Location : Using Refrigerant # R410 In The Penthouse

Ext Pkg Unit - 60% 2034 * * 2 \$1,500

Heating/Cooling

Other Observation, Extent : Light, Area Affected : 60%

Location : 4th Floor Roof

Explanation : 1 Roof Top Unit

No Component 15%

Distribution

Chilled Wtr Pipe/Pump 25% 0-2 \$4,200 2026 \$83,000 4 \$500

Corroded, Extent : Moderate, Area Affected : 5%

Location : Penthouse & Various Other Areas

No Component 75%

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN WATSON BUILDING

Asset # : 2373

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
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									
	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									
	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	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1-6								
	Explanation : Watson And Pratt Share One Elevator								
Fire Suppression									
Standpipe									
	Generic	100%			2036	* *	1-5	\$20,600	
Sprinkler									
	No Component	99%							
	Generic	1%			2036	* *	1-2	\$100	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-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
Program / Asset # : DCA0018.000 / 2354 **Yr Built/Renovated** : 1924 / 2011
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

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$32,800		\$11,100	\$23,200
Interior Architecture	\$42,600	\$10,700	\$21,500	\$24,500
Electrical	\$42,700	\$15,200	\$11,900	\$11,300
Mechanical	\$130,200	\$45,200	\$146,900	\$52,700
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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK CITY CENTER
Asset # : 2354

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	7%			LIFE	**	5	\$124,500		
Masonry: Brick	75%			LIFE	**	5	\$170,700		
Recent Repair Evident, Extent : Light, Area Affected : 25%									
Location : Throughout									
Masonry: Granite	8%			LIFE	**	5	\$13,700		
Masonry: Limestone	10%			LIFE	**	5	\$17,100		
Windows									
Metal Clad	70%			2032	**	5	\$21,400		
Steel	15%	Now	\$41,000	2049	**	5	\$4,600		
Air Infiltration, Extent : Moderate, Area Affected : 30%									
Location : Penthouse									
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Penthouse									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Penthouse And Tower									
Wood	15%	2-4	\$22,100	2049	**	5	\$3,700		
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : North Facade									
Split/Cracked, Extent : Moderate, Area Affected : 25%									
Location : North Facade									
Parapets									
Masonry: Brick	90%			LIFE	**	5	\$6,900		
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
Masonry: Granite	5%			LIFE	**	5	\$500		
Masonry: Limestone	5%			LIFE	**	5	\$500		
Roof									
Built-Up (BUR)	60%	Now	\$78,000	2024	\$260,100				
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Over 12th 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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK CITY CENTER
Asset # : 2354

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	20%			2023	\$669,700	3	\$98,200	
	Carpet	10%			2025	\$334,800	3	\$36,800	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : At Lobby									
	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 Replace Evident, Extent : Light, Area Affected : 100%									
Location : At Lobby									
	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	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2044	* *	5	\$700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Switch Rated @ 1600 Amperes									
Transformers									
	Dry Type	100%			2037	* *	5	\$600	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : 112 Kva And 54 Kva									
Switchgear / Switchboard									
	Fused Disc Sw	50%			2024	\$52,200	5	\$400	
	Fused Disc Sw	50%			2044	* *	5	\$400	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK CITY CENTER
Asset # : 2354

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 : Moderate, Area Affected : 100%							
	Location : Throughout The 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 Affected : 100%							
	Location : Basement							
	Explanation : Connected To Metal Water Pipe.							
Lighting								
Interior Lighting								
Fluorescent	80%			2029	* *	10	\$120,300	
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	10%			2024	\$579,800	10	\$15,000	
	T-12 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	5%			2024	\$289,900	10	\$7,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Stairs							
	Explanation : Compact Fluorescent Light Fixtures							
Incandescent	5%			2024	\$289,900	2	\$200	
Egress Lighting								
Emergency, Battery	50%			2024	\$118,200	10	\$19,800	
Exit, Service	50%			2024	\$12,500	1		
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$159,100	1	\$18,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : C C T V Surveillance Camera System							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK CITY CENTER
Asset # : 2354

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection
Generic

100% 2024 \$1,815,100 1-3 \$101,000
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : Smoke Detectors, Strobe Lights, Manual Pull Stations And Alarm Bells

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Utility Steam

100%

2034

**

1

Conversion Equipment

Pres. Reducing Valve/LP
Steam

100%

2027

**

5

\$9,700

Distribution

Steam Piping/Pump

100%

Now

\$24,500

2034

**

4

\$8,100

Leak Evident, Extent : Moderate, Area Affected : 2%
Location : Steam Header - Chiller Room

Terminal Devices

Air Handler

80%

2019

\$756,000

1

\$81,100

Convactor/Radiator

20%

2029

**

1

\$10,600

Air Conditioning

Energy Source

Electricity

100%

2040

**

1

Conversion Equipment

Centrifugal, Elec Chiller

50%

2037

**

1

\$88,700

R-134a Refrigerant, Extent : Light, Area Affected : 100%
Location : One Unit In Basement Chiller Room

Centrifugal, Compressor
Turbine

25%

2039

**

1

\$44,400

Other Observation, Extent : Moderate, Area Affected : 100%
Location : Basement
Explanation : 2 Units With Hcfc 123 Refrigerant

Reciprocating
Compr/Chiller

15%

2029

**

1

\$11,400

R-22 Refrigerant, Extent : Light, Area Affected : 100%
Location : Roof

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%

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NEW YORK CITY CENTER
Asset # : 2354

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Water Cool Tower	90%			2025	\$452,700	2	\$148,500	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$91,400	
Exhaust Fans								
Interior	100%			2024	\$193,700	2	\$5,000	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	0-2	\$26,200	2029	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Heater								
Electric	100%			2019	\$27,200	4	\$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Multiple Units								
Sanitary Piping								
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 : Light, Area Affected : 100%								
Location : B-13, 1-13, Back Stage Elevator B:6th Floor, Orchestra 1st : 5th Floor								
Explanation : 4 Units Plus 1 Wheelchair Lift								
Hydraulic	30%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement: 5th Floor								
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	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK CITY CENTER
Asset # : 2354

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Chemical System									
	No Component	80%							
	Generic	20%			2022	\$5,600	1-3	\$10,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Fire Extinguishers									

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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
Program / Asset # : DCA0017.000 / 2366 **Yr Built/Renovated** : 1964 / 2014
Area Sq Ft : 153,509 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 11-Apr-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2018 **Lot** : 1 **BIN** : 4441124

CAPITAL	FY 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



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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK HALL OF SCIENCE
Asset # : 2366

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	35%	Now	\$82,000	LIFE	**	5	\$74,400	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Great Hall East And West Facades							
Fiberglass Panel	32%	Now	\$12,200	2034	**	5	\$25,500	
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : North And West Facades							
Masonry: Brick Cavity	13%	Now	\$20,200	LIFE	**	5	\$5,500	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Emergency Exit At Lunch Room							
Metal Panel	5%			2051	**	5-10	\$14,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$6,900	
Stucco Cement	5%			2038	**	5	\$5,300	
Window Wall	5%	Now	\$10,000	2045	**	5	\$4,000	
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Rotunda At Lunch Room							
Windows								
Metal Louvers	5%			2034	**	10	\$44,400	
No Component	95%							
Parapets								
Masonry: Brick Cavity	15%			LIFE	**	5	\$1,500	
Metal Panel	5%			2045	**	5	\$1,900	
Metal Rail	30%			2042	**	5-10	\$53,400	
Under Construction	30%							
Under Construction	20%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Throughout							
	Explanation : Parapets At The Great Hall Roof							
Roof								
Built-Up (BUR)	10%	Now	\$3,900	2025	\$19,500			
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%							
	Location : Over Auditorium Lobby							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Over Auditorium And Auditorium Lobby; Over Technology Gallery; Around Smoke Purge Fans Over Main Entrance Rotunda.							
Modified Bitumen	10%			2033	**	10	\$4,400	
Plaza Roof: Stone Panels	5%			2051	**			
Sloped Glazing	5%			LIFE	**	5	\$29,000	
Sloped Glazing	35%	Now	\$174,200	LIFE	**	5	\$203,200	
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : North Wing Addition							
Spray-on Foam	5%			2030	**	5	\$2,900	
Under Construction	30%							

Interior

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK HALL OF SCIENCE
Asset # : 2366

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
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	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Technology Gallery</i>								
Metal Panel	5%			LIFE	**	5	\$8,300	
No Component	25%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 2002 Addition</i>								
<i>Explanation : Sloped Glazing Over</i>								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	99%			2025	\$40,600	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 6000 Amperes</i>								
Photovoltaic Panel(s)	1%			2034	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : 3- 60 Amperes Fused Disconnect Switches Serving The Photovoltaic Cells</i>								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK HALL OF SCIENCE
Asset # : 2366

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
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, Extent : Moderate, Area Affected : 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 Drive	2%			2038	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$2,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Water Main Room							
		Explanation : Water Main Pipe							
Stand-by Power									
Transfer Switches									
	Automatic	100%			2030	* *	1	\$47,200	
Generators									
	Diesel	100%			2028	* *	1	\$59,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Yard Adjacent To The Building							
		Explanation : Emergency Generator No Available Nameplate Rating Capacity							
Batteries									
	Lead/Acid	100%			2018	\$1,500	5	\$5,700	
Fuel Storage									
	Main Tank	100%			2040	* *	5	\$4,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : 200 Gallons Rated Capacity							
Lighting									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK HALL OF SCIENCE
Asset # : 2366

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	30%			2030	* *	10	\$42,200	
		T-8 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : New Wing Offices							
	Fluorescent	10%			2025	\$181,700	10	\$14,100	
		T-12 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Ramp							
	Fluorescent	10%			2030	* *	10	\$14,100	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Hallways And Caferia							
	HID	2%			2025		10	\$100	
	Incandescent	20%			2030	* *	2	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Exhibits Areas							
		Explanation : Floodlights And Spot Lights							
	LED	28%			2033	* *			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Exhibit Areas							
		Explanation : L E D Lighting For Exhibits							
Egress Lighting									
	Emergency, Service	50%			2025	\$36,900	1		
	Exit, LED	30%			2053	* *	1		
	Exit, Service	20%			2030	* *	1		
Exterior Lighting									
	HID	100%			2025	\$566,200	10	\$500	
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2028	* *	5	\$4,500	
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2025	\$226,800	1	\$28,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Exhibit Areas And Outside							
		Explanation : C C T V Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2025	\$1,552,700			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Station, Smoke Detector, Horns							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK HALL OF SCIENCE
Asset # : 2366

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2045	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2038	* *	1	\$152,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 2 Units								
	Distribution								
	Hot Wtr Piping/Pump	20%			2024	\$150,600	4	\$1,500	
	Malfunctioning, Extent : Severe, Area Affected : 3%								
	Location : Hot Water Controler, Boiler Room								
	Steam Piping/Pump	80%	0-2	\$83,700	2025	\$837,400	4	\$6,100	
	Obsolete Equipment, Extent : Severe, Area Affected : 50%								
	Location : Vacuum Pumps - Replacement Needed								
	Steam Traps Faulty, Extent : Severe, Area Affected : 50%								
	Location : Various Areas								
	Terminal Devices								
	Air Handler	45%	0-2	\$72,700	2025	\$363,700	1	\$38,400	
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Fan Room - 1 Unit In Boiler Room, 1 In South Entrance								
	Air Handler	40%			2030	* *	1	\$38,000	
	Convactor/Radiator	15%			2030	* *	1	\$7,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	66%			2020	\$335,800	1	\$47,000	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : A C Room								
	Reciprocating Compr/Chiller	34%	Now	\$8,700	2030	* *	1	\$21,800	
	Not in Service, Extent : Severe, Area Affected : 10%								
	Location : A C Room								
	R-134a Refrigerant, Extent : Light, Area Affected : 100%								
	Location : A C Room								
	Distribution								
	Chilled Wtr Pipe/Pump	100%	Now	\$36,600	2035	* *	4	\$7,600	
	Malfunctioning, Extent : Moderate, Area Affected : 30%								
	Location : Valves, Various Areas								
	Terminal Devices								
	Air Handler/Cool/Ht	60%			2020	\$382,100	1	\$57,000	
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Fan Rooms								
	Air Handler/Cool/Ht	40%			2030	* *	1	\$38,000	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK HALL OF SCIENCE
Asset # : 2366

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Heat Rejection								
Water Cool Tower	100%			2026	\$430,300	2	\$154,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$64,700	LIFE	* *	2-5	\$85,600	
<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Dampers, Various Areas</i>								
Exhaust Fans								
Interior	90%			2020	\$149,100	2	\$4,200	
Roof	10%			2025	\$11,900	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		
Water Heater								
Electric	20%			2020	\$4,600	4	\$200	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Areas</i>								
<i>Explanation : Several Small Electric Units</i>								
Gas Fired	80%			2020	\$27,900	2	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 100 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$10,500	LIFE	* *	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Backup At Front Entrance</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 1st Floor North Wing Corner</i>								
Sump Pump(s)								
Rigid Piping	100%	Now	\$10,800	2035	* *	4	\$1,600	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st Floor Mech Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Units</i>								
Sewage Ejector(s)								
Electric	100%	Now	\$200	2030	* *	4	\$1,600	
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Auto Operation</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Units</i>								
Backflow Preventer								
Generic	100%			2030	* *	1	\$9,400	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK HALL OF SCIENCE
Asset # : 2366

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : B To 2							
		Explanation : Two Units, One Out Of Service Due To Control Module Not Available							
Fire Suppression									
	Standpipe								
	Generic	100%			2035		* *	1-5	\$80,300
	Sprinkler								
	Generic	100%			2035		* *	1-2	\$43,000

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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
Program / Asset # : DCA0019.000 / 2378 **Yr Built/Renovated** : 1854 / 2012
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



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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	40%			LIFE	* *	5	\$53,600	
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Masonry: Brick	28%			LIFE	* *	5	\$37,500	
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Masonry: Brownstone	25%			LIFE	* *	5	\$25,100	
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Throughout							
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	75%			LIFE	* *	5	\$7,100	
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Masonry: Brownstone	15%			LIFE	* *	5	\$3,400	
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Throughout							
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	
Ceramic Tile	5%			2033	* *	5	\$6,600	
Granite Panels	10%			LIFE	* *	5	\$9,900	
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Lobby							
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	10%			LIFE	* *	5	\$21,900	
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Lobby And New Mezzanine							
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	65%			LIFE	* *	5	\$71,200	
Plaster	5%			LIFE	* *	5	\$5,500	
Wood	5%			LIFE	* *	5	\$73,000	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATRE
Asset # : 2378

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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 Repair Evident, Extent : Light, Area Affected : 25%

Location : At Lobby

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2024	\$4,400	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room #1

Explanation : Main Service Switch Rated @ 3000 Amperes

Fused Disc Sw	50%			2050	* *	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room #2

Explanation : Main Service Switch Rated @ 4000 Amperes

Transformers

Dry Type	100%			2041	* *	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room #2

Explanation : 2- 500 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		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	30%			2050	* *	1		
Thermoplastic	45%			2034	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATRE
Asset # : 2378

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	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									
	Transfer Switches								
	Automatic	50%			2041	**	1	\$13,500	
	Automatic	50%			2022	\$4,800	1	\$13,500	
Generators									
	Diesel	100%			2020	\$78,200	1	\$34,000	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Generator Room								
	Explanation : Emergency Generator Rated @ 75 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 Nameplate Rating Capacity								
	Main Tank	50%			2027	**	5	\$1,300	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Explanation : 250 Gallons Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	10%			2019	\$310,800	10	\$8,100	
	T-12 Lamps, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Fluorescent	20%			2032	**	10	\$16,100	
	T-8 Lamps, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	10%			2032	**	10	\$8,100	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Hallways								
	Explanation : Compact Fluorescent Lights								
	HID	10%			2024	\$122,500	10	\$300	
	Incandescent	50%			2024	\$1,554,000	2	\$1,000	
Egress Lighting									
	Emergency, Service	40%			2024	\$18,500	1		
	Emergency, Battery	10%			2024	\$12,700	10	\$2,100	
	Exit, LED	50%			2052	**	1		
Exterior Lighting									
	HID	100%			2029	**	10	\$300	

Alarm

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATRE
Asset # : 2378

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

50%

Generic

50%

2032

* *

1

\$16,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Lobby And Hallways**Explanation : C C T V Surveillance Cameras*

Fire/Smoke Detection

Generic

100%

2024

\$972,900

1-3

\$54,200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Station, Horns And Smoke Detectors*

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2054

* *

1

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Throughout**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Gas Service Has Not Yet Been Connected To The Building At The Time Of Survey*

Conversion Equipment

Furnace

60%

2032

* *

1

\$26,100

*Other Observation, Extent : Light, Area Affected : 60%**Location : Roof**Explanation : 3 Roof Top Package Units*

Steam Boiler

40%

2037

* *

1

\$34,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 1 Unit - There Is A Heat Exchanger For 10% Hot Water Heating 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, Area Affected : 20%**Location : Various Locations*

No Component

60%

Terminal Devices

Air Handler

30%

2032

* *

1

\$16,300

Convactor/Radiator

10%

2022

\$88,700

1

\$2,800

No Component

60%

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATRE
Asset # : 2378

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	25%			2019	\$79,700	1	\$10,200	
		R-22 Refrigerant, Extent : Light, Area Affected : 25%							
		Location : Basement							
	Ext Pkg Unit - Heating/Cooling	75%			2032	* *	2	\$4,000	
		R-134a Refrigerant, Extent : Light, Area Affected : 75%							
		Location : Roof							
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									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$49,000	
	Exhaust Fans								
	Interior	20%			2032	* *	2	\$500	
	Roof	80%			2024	\$59,700	2	\$2,200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2044	* *	1		
	Galv Iron/Steel	20%			2022	\$56,100	1		
	Water Heater								
	Electric	100%			2023	\$14,600	4	\$500	
	Sanitary Piping								
	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	
	Backflow Preventer								
	Generic	100%			2032	* *	1	\$5,400	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B, 1, 1m, 2, 2m, 3							
		Explanation : 2 Units							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATRE
Asset # : 2378

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
	Sprinkler								
	Generic	100%			2034	* *	1-2	\$24,600	
Fire Pump									
	Generic	100%			2027	* *	1	\$16,400	

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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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATRE DELACORTE SERVICE SHED

Asset # : 2971

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Exterior

Exterior Walls								
Metal Panel	100%			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 Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Raceway								
Conduit	100%			2034	* *	1		
Panelboards								
Molded Case Bkrs	100%			2032	* *	5		
Wiring								
Thermoplastic	100%			2034	* *	1		

Lighting

Interior Lighting								
Fluorescent	95%			2024	\$6,700	10	\$1,100	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATRE DELACORTE SERVICE SHED

Asset # : 2971

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2034	* *	1		
	Conversion Equipment								
	Heat Pump	100%			2025	\$4,700	2	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : 2 Units							
Air Conditioning									
	Energy Source								
	Electricity	100%			2032	* *	1		
	Conversion Equipment								
	Split Unit	70%			2029	* *			
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Various Locations							
		Explanation : 2 Units							
	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%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATRE DELACORTE THEATRE - 1900 SEATS
Asset # : 2590

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	50%			LIFE	**	5	\$14,600	
Wood	50%			2029	**	5	\$116,500	
Parapets								
Metal Rail	5%			2037	**	5-10	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Control Booth</i>								
<i>Explanation : Pipe Railing</i>								
No Component	95%							
Roof								
Single Ply Membrane	25%			2024	\$6,900	10	\$1,900	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
No Component	75%							
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$17,700	
Wood	80%			2039	**	5	\$60,700	
<i>Other Observation, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Outdoor Seating Area</i>								
<i>Explanation : This Floor Is Actually Outdoor Seating Area</i>								
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%							

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$51,100	3	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
Transformers								
Dry Type	100%			2022	\$146,900	3	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 500 Kva, 4160/208/120 Volts</i>								
Feeders								
Cable	100%			2023	\$16,500	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATRE DELACORTE THEATRE - 1900 SEATS
Asset # : 2590

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Raceway								
Conduit	100%			2024	\$43,800	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$2,700	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated @ 2000 Amperes								
Switchgear / Switchboard								
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								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	10%			2024	\$132,600	10	\$3,400	
T-8 Lamps, Extent : Moderate, Area Affected : 100%								
Location : Dining Room								
Fluorescent	10%			2024	\$132,600	10	\$3,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Compact Fluorescent Lamps								
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	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : C C T V Surveillance Cameras								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATRE DELACORTE THEATRE - 1900 SEATS
Asset # : 2590

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2034	* *	1		
	Conversion Equipment								
	Heat Pump	10%			2022	\$36,000	2	\$1,200	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Various Areas							
		Explanation : 5 Units							
	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								
	Fan Coil - Cool/Heat	10%			2024	\$11,400	1	\$1,200	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$2,100	
	No Component	90%							
	Exhaust Fans								
	Interior	10%			2024	\$4,400	2	\$100	
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2034	* *	1		
	No Component	80%							
	Water Heater								
	Electric	20%			2022	\$1,200	4	\$100	
	No Component	80%							
	Sanitary Piping								
	Cast Iron	20%			LIFE	* *	1		
	No Component	80%							
	Fixtures								
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 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
Program / Asset # : DCA0009.260 / 14750 **Yr Built/Renovated** : 2006 / 2014
Area Sq Ft : 35,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 16-Apr-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 8698 **Lot** : 1 **BIN** :

CAPITAL	FY 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 B	\$67,900	\$34,600	\$28,600	\$8,900
Importance Code C	\$38,800			
Total	\$173,500	\$47,400	\$33,000	\$13,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM ANIMAL AND AQUATIC HEALTH
Asset # : 14750

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Concrete Masonry Unit	15%			LIFE	**	5	\$14,700		
Masonry: Brick Cavity	40%			LIFE	**	5	\$62,800		
Metal/Glass Curt Wall	9%			LIFE	**	5	\$26,500		
Metal Panel	1%			2052	**	5-10	\$5,400		
Metal: Cage/Fence	5%			2043	**	5	\$17,200		
Pre-Cast Concrete	30%			LIFE	**	5	\$153,100		
Windows									
Aluminum	85%	2-4	\$2,800	2048	**	5	\$700		
	Hardware Missing, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
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%	Now	\$1,700	LIFE	**	5	\$3,000		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Wall Adjacent To Shark Tank								
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%								
	Location : Throughout								
Roof									
Single Ply Membrane	75%			2034	**	10	\$76,400		
Skylight, Plastic	25%			2039	**	1			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Shark Tank								
	Explanation : Plexiglas/aluminum Frame								
Interior									
Floors									
Carpet	15%			2027	**	3	\$24,400		
Cast in Place Concrete	35%			LIFE	**	5	\$166,300		
Steel Grating	10%			2052	**	1			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Adjacent To Shark Tank								
	Explanation : Aluminum Decking								
Vinyl Tile	40%			2034	**	3	\$16,300		
Interior Walls									
Cast in Place Concrete	5%			LIFE	**	10	\$6,900		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Shark Tank								
	Explanation : Base Of Tank Walls								
Concrete Masonry Unit	55%			LIFE	**	5	\$24,400		
Fiberglass Panel	10%			LIFE	**	10	\$1,400		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Shark Tank								
	Explanation : Curved Plexi								
Gypsum Board	30%			LIFE	**	5-10	\$28,300		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM ANIMAL AND AQUATIC HEALTH
Asset # : 14750

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Ceilings

AcousTileSusp.Lay-In	70%		2043	* *	5	\$38,000
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Exposed Struc: Steel	5%		LIFE	* *	10	\$5,400
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout

Explanation : Metal Decking

Exposed Struc: Wood	5%		LIFE	* *	10	\$4,100
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Gypsum Board	20%		LIFE	* *	5-10	\$37,300
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%		2046	* *	5	\$200
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated @ 2000 Amperes.

Transformers

Dry Type	100%		2039	* *	5	\$100
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 112.5kva, 480/277/208 Volts

Switchgear / Switchboard

Fused Disc Sw	50%		2046	* *	5	\$100
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Molded Case Bkrs	50%		2046	* *	5	\$500
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Raceway

Conduit	100%		2046	* *	1	
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Panelboards

Fused Disc Sw	10%		2042	* *	5	\$100
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Molded Case Bkrs	90%		2042	* *	5	\$800
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Wiring

Thermoplastic	100%		2046	* *	1	
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Motor Controllers

Locally Mounted	100%		2039	* *	5	\$200
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Ground

Grounding Devices

Generic	100%		LIFE	* *	5	\$1,000
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Stand-by Power

Transfer Switches

Automatic	100%		2039	* *	1	\$10,800
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Generators

Natural Gas	100%		2035	* *	1	\$13,600
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Roof

Explanation : Emergency Generator Rated @ 150kw

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM ANIMAL AND AQUATIC HEALTH
Asset # : 14750

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$1,300	
Lighting								
Interior Lighting Fluorescent	99%			2031	* *	10	\$65,900	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	1%			2031	* *	10	\$700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Closets</i>								
Egress Lighting								
Emergency, Service	50%			2031	* *	1		
Exit, LED	50%			2054	* *	1		
Exterior Lighting								
HID	100%			2031	* *	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	* *	1	\$3,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside Perimeter</i>								
<i>Explanation : Cctv Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	50%							
Generic, Digital	50%			2031	* *			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Electrical, Mechanical Rooms And Outside</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	20%			2046	* *	1		
Natural Gas	80%			2046	* *	1		
Conversion Equipment								
Furnace	80%			2031	* *	1	\$28,700	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Roof Top Package Units</i>								
Radiant Heater	20%			2026	\$62,400	2	\$6,700	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Pool And Pump Areas</i>								
<i>Explanation : 4 Units</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM ANIMAL AND AQUATIC HEALTH
Asset # : 14750

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	80%			2031	* *	2	\$3,600	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 80%</i> <i>Location : Roof</i> <i>Other Observation, Extent : Light, Area Affected : 80%</i> <i>Location : Roof</i> <i>Explanation : 3 Roof Top Package Units</i>						
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$64,100	
Exhaust Fans								
Roof	100%			2031	* *	2	\$2,200	
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2046	* *	1		
		<i>Other Observation, Extent : Light, Area Affected : 20%</i> <i>Location : Pool And Pump Areas</i> <i>Explanation : Pvc Piping</i>						
Galv Iron/Steel	10%	Now	\$1,100	2039	* *	1		
		<i>Corroded, Extent : Severe, Area Affected : 10%</i> <i>Location : Pump Room</i>						
Water Heater								
Gas Fired	100%			2024	\$16,500	2	\$1,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Mechanical Rooms</i> <i>Explanation : 3 Units</i>						
HW Heat Exchanger								
HTHW/HW	20%			2036	* *			
		<i>Other Observation, Extent : Light, Area Affected : 20%</i> <i>Location : Pump Room</i> <i>Explanation : 3 Units</i>						
No Component	80%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Pool Filter/Treatment								
Sand	100%			2039	* *	4	\$18,000	
Backflow Preventer								
Generic	100%			2031	* *	1	\$4,400	
Fixtures								
Generic	100%							

Vertical Transport

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM ANIMAL AND AQUATIC HEALTH
Asset # : 14750

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1-2**Explanation : 1 Unit*

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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 : NY AQUARIUM DISCOVERY COVE
Address : BOARDWALK & W.8TH ST. SURF AVENUE & W. 8TH ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0009.100 / 2365 **Yr Built/Renovated** : 1985 / 2014
Area Sq Ft : 26,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 10-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,1M,2
Block : 8698 **Lot** : 1 **BIN** : 3245160

CAPITAL	FY 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



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 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM DISCOVERY COVE
Asset # : 2365

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	35%			LIFE	* *	5	\$16,500	
	Repairs in Progress, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Masonry: Brick Cavity	35%			LIFE	* *	5	\$26,400	
	Repairs in Progress, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Pre-Cast Concrete	20%			LIFE	* *	5	\$49,100	
	Repairs in Progress, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Window Wall	10%			2045	* *	5	\$28,300	
	Repairs in Progress, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Windows								
Under Construction	100%							
Parapets								
Concrete Masonry Unit	35%			LIFE	* *	5	\$3,800	
Masonry: Brick Cavity	35%			LIFE	* *	5	\$3,400	
	Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
	Location : East Roof Decks							
	Repairs in Progress, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Vertical Cracks, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Metal Panel	10%			2045	* *	5	\$3,700	
	Repairs in Progress, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Pre-Cast Concrete	20%			LIFE	* *	5	\$12,100	
	Repairs in Progress, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Vegetation Growth, Extent : Moderate, Area Affected : 35%							
	Location : Throughout Coping							
Roof								
Built-Up (BUR)	75%			2025	\$193,000	10	\$43,200	
	Patching Evident, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Repairs in Progress, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Vegetation Growth, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Metal Panel	5%			2038	* *	10	\$5,300	
Modified Bitumen	10%			2030	* *	10	\$5,800	
Skylight, Metal/Glass	10%			2035	* *	10	\$19,200	
	Repairs in Progress, Extent : Light, Area Affected : 100%							
	Location : Throughout							

Interior

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM DISCOVERY COVE
Asset # : 2365

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Interior

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 : Throughout

Under Construction 45%

Electrical		Current Repair			Future 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

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%

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM DISCOVERY COVE
Asset # : 2365

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

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	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Heating

Energy Source

Electricity

20%

2035

* *

1

Natural Gas

80%

2035

* *

1

Conversion Equipment

Furnace

60%

2025

\$16,400

1

\$9,700

*Other Observation, Extent : Light, Area Affected : 40%**Location : Roof**Explanation : 2 Units*

No Component

40%

Distribution

Hot Wtr Piping/Pump

20%

2033

* *

4

\$500

No Component

80%

Terminal Devices

Convactor/Radiator

20%

2030

* *

1

\$2,100

Fan Coil Unit/Heat

40%

2025

\$115,200

1

\$4,200

*Other Observation, Extent : Light, Area Affected : 40%**Location : Throughout**Explanation : Gas And Electric Unit Heaters*

No Component

40%

Air Conditioning

Energy Source

Electricity

100%

2041

* *

1

Conversion Equipment

Ext Pkg Unit - Cooling

100%

2025

\$464,200

2

\$2,000

Ventilation

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

Plumbing

H/C Water Piping

Brass/Copper

100%

2035

* *

1

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM DISCOVERY COVE
Asset # : 2365

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater Electric	100%			2025	\$5,000	4	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 New Units 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	

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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 : NY AQUARIUM EDUCATION/MAINT.
Address : BOARDWALK & W.8TH ST. SURF AVENUE & W. 8TH ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0009.000 / 2355 **Yr Built/Renovated** : 1950 / 2014
Area Sq Ft : 11,800 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 09-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Floors 1,2
Block : 8698 **Lot** : 1 **BIN** : 3245160

CAPITAL	FY 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



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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM EDUCATION/MAINT.
Asset # : 2355

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	50%			LIFE	**	5	\$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/Missing Elements, Extent : Severe, Area Affected : 30%									
Location : Above Warehouse Door And South Facade									
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Above Warehouse Door									
	Weathering Steel	2%	Now	\$34,700	LIFE	**	1		
Broken/Missing Elements, Extent : Severe, Area Affected : 15%									
Location : Cracked Support Beam At East Stair 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 : Throughout									
Explanation : No Access To Roof On Day Of Survey - No Problems Reported By Maintenance Staff									
	Stucco Cement	10%			2038	**	5	\$100	
Roof									
	Modified Bitumen	100%			2025	\$195,300	10	\$34,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : No Access To Roof On Day Of Survey - No Problems Reported By Maintenance Staff									
Interior									
Floors									
	Carpet	30%			2027	**	3	\$16,500	
Other Observation, Extent : Light, Area Affected : 65%									
Location : 2nd Floor									
Explanation : New Installation									
	Cast in Place Concrete	35%			LIFE	**	5	\$28,000	
	Ceramic Tile	5%			2028	**	5	\$1,800	
	Vinyl Tile	10%			2030	**	3	\$1,400	
	Wood	20%			2028	**	5	\$13,700	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
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%	Now	\$6,100	LIFE	**	5	\$2,200		
Vertical Cracks, Extent : Moderate, Area Affected : 10%									
Location : Boiler, Water Main And Storage Rooms.									
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : Weight Room Doorway									
Explanation : Corroded Steel Lintel									
Gypsum Board	35%			LIFE	**	5	\$3,900		
Masonry: Brick	10%			LIFE	**				
Metal Panel	5%	Now	\$2,500	LIFE	**				
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Storage Area									
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : Storage Area									
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		
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Storage Area									
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%									
Location : Storage Area									
Exposed Concrete	35%	Now	\$20,100	LIFE	**	5	\$1,000		
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Under Storage Area									
Exposed Reinforcement, Extent : Severe, Area Affected : 25%									
Location : Concrete Beams Under Storage Area, Boiler Room									
Loose/Delam Surface, Extent : Moderate, Area Affected : 20%									
Location : Throughout 1st Floor									

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	\$100	
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Electrical Service								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Protector Rated @ 400 Amps								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2055	* *	5	\$300	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM EDUCATION/MAINT.
Asset # : 2355

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
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 Affected : 100%								
	Location : Boiler Room								
	Explanation : Main Water Pipe								
Lighting									
	Interior Lighting								
	Fluorescent	100%			2025	\$265,400	10	\$22,400	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The 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		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	* *	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM EDUCATION/MAINT.
Asset # : 2355

Mechanical		Current Repair		Future Replacement		Maintenance		
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	
	Other Observation, Extent : Light, Area Affected : 40%							
	Location : Warehouse Area- 1st Floor							
	Explanation : 1 Unit							
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							
	Explanation : 1 Unit							
No Component	10%							
Distribution								
Hot Wtr Piping/Pump	40%			2047	**	4	\$500	
No Component	60%							
Terminal Devices								
Convactor/Radiator	90%			2030	**	1	\$7,100	
Fan Coil Unit/Heat	10%			2025	\$32,200	1	\$800	
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
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								
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	
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : 1st Floor							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-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
Program / Asset # : DCA0009.030 / 2357 **Yr Built/Renovated** : 1965 / 2014
Area Sq Ft : 12,540 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 10-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 8698 **Lot** : 1 **BIN** : 3245160

CAPITAL	FY 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM LABORATORY
Asset # : 2357

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Exterior

Exterior Walls

Masonry: Brick Cavity	65%			LIFE		**	5	\$24,500	
Metal Panel	3%			2035		**	5-10	\$7,800	
Pre-Cast Concrete	30%			LIFE		**	5	\$36,800	
Window Wall	2%			2045		**	5	\$2,800	

Windows

Aluminum	100%	0-2	\$1,100	2033		**	5	\$600	
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Caulking Deteriorated, Extent : Light, Area Affected : 100%

Location : Throughout

Water Penetration, Extent : Light, Area Affected : 5%

Location : West Facade

Parapets

Metal Rail	75%			2030		**	5-10	\$283,100	
Pre-Cast Concrete	25%			LIFE		**	5	\$32,900	

Roof

Modified Bitumen	75%	Now	\$2,600	2030		**			
<i>Drains Clogged, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Water Side Of Main Rooftop</i>									
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Water Side Of Main Rooftop</i>									
Single Ply Membrane	5%			2030		**	10	\$1,600	
Sloped Glazing	20%	Now	\$71,000	LIFE		**	5	\$82,800	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Eastern Slope</i>									

Interior

Floors

Under Construction	100%								
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Interior Walls

Under Construction	100%								
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Ceilings

Under Construction	100%								
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Under Construction	100%								
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Transformers

Under Construction	100%								
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Switchgear / Switchboard

Under Construction	100%								
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Raceway

Under Construction	100%								
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Panelboards

Under Construction	100%								
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM LABORATORY
Asset # : 2357

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
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 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								
Under Construction	100%							
Conversion Equipment								
No Component	40%							
Under Construction	60%							
Distribution								
Steam Piping/Pump	40%			2035	* *	4	\$300	
Under Construction	60%							
Terminal Devices								
Convactor/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%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	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	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year 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 MAIN AQUARIUM
Address : BOARDWALK & W.8TH ST. SURF AVENUE & W. 8TH ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0009.020 / 2356 **Yr Built/Renovated** : 1957 / 2014
Area Sq Ft : 22,100 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 09-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 8698 **Lot** : 1 **BIN** : 3245160

CAPITAL		FY 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM MAIN AQUARIUM
Asset # : 2356

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	75%	Now	\$98,000	LIFE	* *	5	\$26,800	
			Diagonal Cracks, Extent : Moderate, Area Affected : 25%					
			Location : South Facade - 1st / 2nd Floors					
			Efflorescence, Extent : Moderate, Area Affected : 20%					
			Location : Throughout					
			Expansion Jnt Failure, Extent : Moderate, Area Affected : 5%					
			Location : East Facade					
			Horizontal Cracks, Extent : Moderate, Area Affected : 20%					
			Location : All Facades					
			Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%					
			Location : Throughout					
Metal/Glass Curt Wall	8%			LIFE	* *	5	\$5,400	
			Corrosion/Rusting, Extent : Light, Area Affected : 20%					
			Location : Throughout					
			Other Observation, Extent : Light, Area Affected : 100%					
			Location : Under Canopy Structure					
			Explanation : Folding Glass Panel Enclosure					
Metal Coiling Doors	5%			2038	* *	5	\$5,600	
Stucco Cement	7%			2038	* *	5	\$6,200	
Window Wall	5%			2035	* *	5	\$6,700	
Windows								
Aluminum	25%			2041	* *	5	\$400	
Glass Block	75%			LIFE	* *	5	\$700	
Parapets								
Metal: Cage/Fence	10%			2038	* *	5-10	\$2,300	
			Deteriorated Finish, Extent : Moderate, Area Affected : 15%					
			Location : Perimeter Wood Handrail Under Canopy Structure					
No Component	90%							
Roof								
Built-Up (BUR)	60%			2025	\$96,900	10	\$21,700	
Plaza Roof: Stone Panels	30%			2045	* *			
Not Accessible	10%							
			Other Observation, Extent : Light, Area Affected : 0%					
			Location :					
			Explanation : Fabric Canopy Structure					
Interior								
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, Extent : Light, Area Affected : 10%					
			Location : Gift Shop					
			Explanation : New Clay Tile					
Terrazzo	5%			LIFE	* *	5	\$1,200	
Vinyl Tile	25%			2025	\$65,400	3	\$3,000	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM MAIN AQUARIUM
Asset # : 2356

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Interior

Interior Walls

Cast in Place Concrete	10%	Now	\$4,400	LIFE		**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Boiler Room Foundation Wall</i>									

Concrete Masonry Unit	25%			LIFE		**	5	\$3,500	
Fabric on Framing	25%			2026		\$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	

Other Observation, Extent : Light, Area Affected : 100%

Location : Gift Shop

Explanation : Laminated Decorative Panels

Ceilings

AcousTile,Adhered	15%			2030		**	5	\$4,700	
AcousTileConcealSpLn	35%			2038		**	5	\$13,800	
AcousTileSusp.Lay-In	10%			2042		**	5	\$3,200	
Exposed Concrete	20%	Now	\$19,800	LIFE		**	5	\$1,000	

Broken/Missing Elements, Extent : Moderate, Area Affected : 15%

Location : Boiler Room

Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Boiler Room And Throughout Basement

Exposed Reinforcement, Extent : Severe, Area Affected : 15%

Location : Boiler Room

Loose/Delam Surface, Extent : Moderate, Area Affected : 15%

Location : Boiler Room

Water Penetration, Extent : Severe, Area Affected : 15%

Location : Boiler Room

Metal Panel	20%			LIFE		**	5	\$7,900	
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2055		**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : 2000 Amps</i>									

Switchgear / Switchboard

Molded Case Bkrs	100%			2055		**	5	\$600	
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Raceway

Conduit	65%			2025		\$19,900	1		
Conduit	5%			2045		**	1		
Conduit	30%			2055		**	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM MAIN AQUARIUM
Asset # : 2356

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	65%			2024	\$14,200	5	\$400	
Molded Case Bkrs	5%			2041	* *	5		
Molded Case Bkrs	30%			2050	* *	5	\$200	
Wiring								
Thermoplastic	65%			2025	\$17,600	1		
Thermoplastic	5%			2045	* *	1		
Thermoplastic	30%			2055	* *	1		
Motor Controllers								
Locally Mounted	70%			2023	\$38,400	5	\$100	
Locally Mounted	20%	0-2	\$11,000	2045	* *	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Locally Mounted	10%			2045	* *	5		
Ground								
Grounding Devices								
Generic	100%	0-2	\$9,300	LIFE	* *	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Generators								
Under Construction	100%							
Batteries								
Under Construction	100%							
Fuel Storage								
Under Construction	50%							
Under Construction	50%							
Lighting								
Interior Lighting								
Fluorescent	50%			2033	* *	10	\$9,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 & Compact Fluorescent</i>								
Incandescent	50%			2025	\$124,600	2	\$200	
Egress Lighting								
Emergency, Battery	50%			2025	\$13,900	10	\$2,500	
Exit, Service	50%			2025	\$2,800	1		
Exterior Lighting								
HID	100%			2025	\$81,500	10	\$100	
Alarm								
Security System								
No Component	60%							
Generic	40%			2033	* *	1	\$3,300	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM MAIN AQUARIUM
Asset # : 2356

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component 25%

Generic, Digital 75%

2035

* *

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas 100%

2035

* *

1

Conversion Equipment

Steam Boiler 100%

2030

* *

1

\$20,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

Distribution

Steam Piping/Pump 100%

2035

* *

4

\$1,000

*Corroded, Extent : Moderate, Area Affected : 5%**Location : Pipes In The Boiler Room*

Terminal Devices

Air Handler 40%

2025

\$44,300

1

\$5,200

Convactor/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

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Boiler Room*

HW Heat Exchanger

Low Temp 100%

2051

* *

4

\$2,100

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Boiler Room*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM MAIN AQUARIUM
Asset # : 2356

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2033	* *	4	\$2,500	
				Recent Installation, Extent : Light, 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 Outside Of Building					
				Explanation : One Unit					

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 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
Program / Asset # : DCA0009.240 / 4125 **Yr Built/Renovated** : 1993 / 2014
Area Sq Ft : 20,614 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 10-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Floors 1,2
Block : 8698 **Lot** : 1 **BIN** : 3245160

CAPITAL	FY 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM SEA CLIFFS EXHIBIT
Asset # : 4125

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	70%			LIFE	* *	5	\$184,900	
Concrete Masonry Unit	30%			LIFE	* *	5	\$9,900	
Parapets								
Cast in Place Concrete	100%			LIFE	* *	5	\$31,600	
Roof								
Not Accessible	70%							
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Covered With Dirt And Vegetation</i>						
Under Construction	30%							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$6,700	
Under Construction	90%							
Interior Walls								
Concrete Masonry Unit	30%			LIFE	* *	5	\$12,400	
Under Construction	70%							
Ceilings								
Exposed Concrete	40%			LIFE	* *	5	\$1,900	
Under Construction	60%							

Electrical		Current Repair		Future Replacement		Maintenance		
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%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM SEA CLIFFS EXHIBIT
Asset # : 4125

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Under Construction	100%							
Batteries								
Under Construction	100%							
Fuel Storage								
Under Construction	100%							
Lighting								
Interior Lighting								
Under Construction	100%							
Egress Lighting								
Under Construction	100%							
Lightning Protection								
Arresters/Cabling								
Under Construction	100%							
Alarm								
Security System								
Under Construction	100%							
Fire/Smoke Detection								
Under Construction	100%							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2024	\$101,100	4	\$1,000	
			<i>Corroded, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Main Aquarium</i>					
			<i>Explanation : Hot Water Supplied From Main Bldg</i>					
Terminal Devices								
Under Construction	100%							
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Replacing Equipment Damaged By Sandy</i>					
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Under Construction	100%							
Distribution								
Under Construction	100%							
Terminal Devices								
Under Construction	100%							
Ventilation								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM SEA CLIFFS EXHIBIT
Asset # : 4125

Mechanical		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								
	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	
				Recent Installation, Extent : 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%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year 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 SEASIDE CAFE
Address : BOARDWALK & W.8TH ST. SURF AVENUE & W. 8TH ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0009.250 / 14346 **Yr Built/Renovated** : 2006 / 2014
Area Sq Ft : 15,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 10-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : **Lot** : **BIN** :

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM SEASIDE CAFE
Asset # : 14346

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Concrete Masonry Unit	30%			LIFE	* *	5	\$3,300		
	Repairs in Progress, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Window Wall	20%			2045	* *	5	\$13,200		
	Repairs in Progress, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Wood	50%			2038	* *	5	\$44,200		
	Repairs in Progress, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Windows									
Aluminum	100%			2047	* *	5	\$2,600		
	Repairs in Progress, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Parapets									
Concrete Masonry Unit	90%			LIFE	* *	5	\$7,000		
	Repairs in Progress, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Metal Panel	5%			2051	* *	5	\$1,300		
	Repairs in Progress, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Pre-Cast Concrete	5%			LIFE	* *	5	\$2,200		
	Repairs in Progress, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Roof									
Cement-Fiber Panel	5%			2038	* *	5	\$1,200		
	Ponding, Extent : Moderate, Area Affected : 15%								
	Location : Atop Walk-in Freezer								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Repairs In Progress								
Metal Panel	25%			2042	* *	10	\$15,800		
	Repairs in Progress, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Single Ply Membrane	70%			2033	* *	10	\$24,100		
Interior									
Floors									
Ceramic Tile	30%			2038	* *	5	\$6,200		
Vinyl Tile	65%	Now	\$33,500	2030	* *	3	\$5,000		
	Adhesion Failure, Extent : Moderate, Area Affected : 25%								
	Location : Eating Area								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Eating Area								
Under Construction	5%								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM SEASIDE CAFE
Asset # : 14346

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Interior

Interior Walls

Under Construction	5%
Under Construction	25%
Under Construction	70%

Ceilings

Under Construction	15%
Under Construction	5%
Under Construction	80%

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Under 600 Volts

Service Equipment

Under Construction	100%
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Switchgear / Switchboard

Under Construction	100%
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Raceway

Under Construction	100%
--------------------	------

Panelboards

Under Construction	100%
--------------------	------

Wiring

Under Construction	100%
--------------------	------

Motor Controllers

Under Construction	100%
--------------------	------

Ground

Grounding Devices

Under Construction	100%
--------------------	------

Lighting

Interior Lighting

Under Construction	100%
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Egress Lighting

Under Construction	100%
--------------------	------

Alarm

Security System

Under Construction	100%
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Fire/Smoke Detection

Under Construction	100%
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Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Heating

Energy Source

Natural Gas	100%			2051		**	1		
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM SEASIDE CAFE
Asset # : 14346

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	100%			2030	* *	1	\$6,800	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Mechanical Room						
			Explanation : 1 Unit						
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Cooling	100%			2030	* *	2	\$800	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,700	
	Exhaust Fans								
	Interior	100%			2030	* *	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	* *	1		
	Water Heater								
	Gas Fired	100%	Now	\$900	2023	\$3,100	2	\$200	
			Damaged, Extent : Severe, Area Affected : 30%						
			Location : 1st Floor						
			Other Observation, Extent : Severe, Area Affected : 30%						
			Location : 1st Floor						
			Explanation : Damaged By Hurricane Sandy .						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2035	* *	1-2	\$3,900	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 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
Program / Asset # : DCA0009.070 / 2358 **Yr Built/Renovated** : 1967 / 2014
Area Sq Ft : 380 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 10-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 8698 **Lot** : 1 **BIN** : 3245160

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$1,700			
Interior Architecture	\$3,900			
Electrical				
Mechanical	\$100	\$6,100		
Total	\$5,700	\$6,100		
Importance Code A	\$1,700			
Importance Code B	\$4,000	\$6,100		
Importance Code C				
Total	\$5,700	\$6,100		



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM THEATRE
Asset # : 2358

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Exterior

Exterior Walls

Alum/Vinyl Siding	20%			2045	* *	10		
Stucco Cement	20%	Now	\$600	2042	* *	5		

Vertical Cracks, Extent : Severe, Area Affected : 25%

Location : Throughout

No Component	60%
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Windows

Metal Louvers	10%			2028	* *	10		
No Component	90%							

Roof

Modified Bitumen	20%	0-2	\$1,100	2035	* *			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rooftop Of Stadium Pump Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Rooftop Of Stadium Pump Room</i>								

No Component	80%
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Interior

Floors

Cast in Place Concrete	10%			LIFE	* *	5	\$100	
Steel Plate	75%	0-2	\$3,900	LIFE	* *	1		

Corrosion/Rusting, Extent : Moderate, Area Affected : 25%

Location : Underside Of Stadium Steps

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Bleachers

Explanation : This Component Is Actually Aluminum

Vinyl Tile	15%			2030	* *	3		
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Interior Walls

Cast in Place Concrete	5%			LIFE	* *			
Concrete Masonry Unit	5%			LIFE	* *	5		
No Component	90%							

Ceilings

Exposed Struc: Steel	90%			LIFE	* *			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Bleachers</i>								
<i>Explanation : This Is The Structural Component Of The Bleachers</i>								

Gypsum Board	10%			LIFE	* *	5		
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Raceway

Conduit	50%			2035	* *	1		
Conduit	50%			2055	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM THEATRE
Asset # : 2358

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Molded Case Bkrs	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, Area Affected : 100%									
Location : Throughout									
Ground									
Grounding Devices									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Fluorescent	30%			2035	* *	10	\$100	
Other Observation, Extent : Moderate, 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 Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source									
	Electricity	100%			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 : Severe, 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 Affected : 100%									
Location : Outdoors									
Explanation : Outdoor Salt Water Pools For Aquatic Animals									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-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
Program / Asset # : DCA0026.000 / 1552 **Yr Built/Renovated** : 1889 / 2012
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,etc
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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
P.S.1/INST. FOR CONTEMPORARY ART
Asset # : 1552

Architecture		Current Repair			Future Replacement		Maintenance		
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	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : New Kiosk Entrance								
	Explanation : Recent 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 : Throughout								
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			
	Broken Paver Blocks, Extent : Moderate, Area Affected : 20%								
	Location : Flat Roof								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
	Location : At Elevator Bulkhead								
	Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
	Location : Flat Roof								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Elevator Bulkhead, Corridor Near Stair C, Stair B								
	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/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								

Interior

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
P.S.1/INST. FOR CONTEMPORARY ART
Asset # : 1552

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$24,300	
Vinyl Tile	20%			2018	\$184,400	3	\$8,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : 9x9 Units</i>								
Wood	70%	Now	\$751,200	2038	* *	5	\$72,900	
<i>Poor Subfloor Evident, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Room In Exhibit Space</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Exhibit Space</i>								
Interior Walls								
Gypsum Board	15%			LIFE	* *	5	\$7,400	
Masonry: Brick	10%			LIFE	* *			
Plaster	75%			LIFE	* *	5	\$18,500	
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair B</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair B</i>								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	* *	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 3000 Amperes</i>								
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		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	85%			2033	* *	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
P.S.1/INST. FOR CONTEMPORARY ART
Asset # : 1552

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	50%			2021	\$71,600	5	\$200	
	Locally Mounted	50%			2040	* *	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,000	
Lighting									
	Interior Lighting								
	Fluorescent	25%			2023	\$219,600	10	\$17,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : T-12 Lamps							
	Fluorescent	35%			2023	\$307,500	10	\$23,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Corridors And Offices							
		Explanation : Compact Fluorescent Lamps							
	Incandescent	40%			2023	\$351,400	2	\$700	
	Egress Lighting								
	Emergency, Battery	50%			2028	* *	10	\$9,000	
	Exit, LED	50%			2051	* *	1		
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2038	* *	5	\$900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : Copper							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2031	* *	1	\$7,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Public Spaces							
		Explanation : CCTV Surveillance System							
	Fire/Smoke Detection								
	No Component	70%							
	Generic	30%			2023	\$213,300	1-3	\$13,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : Smoke Detectors, Manual Pull Stations, Strobe Lights And Alarm Bells							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2043	* *	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
P.S.1/INST. FOR CONTEMPORARY ART
Asset # : 1552

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%	Now	\$17,600	2028	* *	1	\$66,100	
	Corroded, Extent : Moderate, Area Affected : 20%								
	Location : #1 Boiler								
	Leak Evident, Extent : Severe, Area Affected : 20%								
	Location : #1 Boiler								
	Malfunctioning, Extent : Severe, Area Affected : 100%								
	Location : 2 Fresh Air Louvers, Boiler Room								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 2 Units (2 Heat Exchangers Convert Hot Water For Heating Devices)								
	Distribution								
	Hot Wtr Piping/Pump	90%			2039	* *	4	\$3,300	
	Steam Piping/Pump	10%			2043	* *	4	\$400	
	Terminal Devices								
	Convactor/Radiator	100%			2036	* *	1	\$24,000	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Window/Wall Unit	60%			2018	\$89,400	1		
	No Component	40%							
Ventilation									
	Exhaust Fans								
	Roof	2%			2028	* *	2		
	No Component	98%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	* *	1		
	Water Heater								
	Electric	100%			2022	\$11,200	4	\$600	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2018	\$10,800	4	\$2,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B-3								
	Explanation : One Unit								
Fire Suppression									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
P.S.1/INST. FOR CONTEMPORARY ART
Asset # : 1552

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Standpipe									
	Generic	100%			2033	* *	1-5	\$37,400	
Sprinkler									
	No Component	90%							
	Generic	10%			2033	* *	1-2	\$2,100	

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Estimates are rounded to the nearest hundred dollars.*

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Granite	5%			LIFE	**	5	\$1,400	
	Masonry: Limestone	95%	2-4	\$222,600	LIFE	**	5	\$25,800	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : North Facade									
Worn/Eroded, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Windows									
	Metal Louvers	3%			2030	**	10	\$15,300	
	Wood	97%	Now	\$118,600	2020	\$2,372,900	5	\$395,400	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Split/Cracked, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : North Facade									
Parapets									
	Masonry: Limestone	100%			LIFE	**	5	\$7,600	
Staining/Discoloring, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Roof									
	Clay Tile	100%	Now	\$24,700	2031	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%									
Location : North Side									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Over Stair At North Side									
Interior									
Floors									
	Carpet	45%			2020	\$234,500	3	\$34,400	
	Cast in Place Concrete	5%			LIFE	**	5	\$4,200	
	Ceramic Tile	5%			2030	**	5	\$1,900	
	Marble Panels	15%			LIFE	**	5	\$4,300	
	Sheet Vinyl/Rubber	10%			2026	\$121,100	5	\$5,700	
	Wood	20%			2049	**	5	\$14,300	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
POLICE MUSEUM (OLD 1ST PRECINCT)
Asset # : 4126

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Gypsum Board	85%	Now	\$40,700	LIFE	* *	5	\$55,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stair At North Side								
Water Penetration, Extent : Moderate, Area Affected : 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								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Offices 414 And 415								
Gypsum Board	30%	Now	\$13,900	LIFE	* *	5	\$16,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stair At North Side								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Fourth Floor, Stair At North Side								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2041	* *	5	\$100	
		Other Observation, Extent : Moderate, 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	

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** 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

Electrical		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	55%			2026	\$181,900	10	\$12,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	15%			2026	\$49,600	10	\$3,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Some Areas							
		Explanation : T-5 Lamps							
	Fluorescent	15%			2026	\$49,600	10	\$3,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Some Areas							
		Explanation : Compact Fluorescent Lights							
	Incandescent	15%			2021	\$49,600	2	\$100	
		Other Observation, Extent : Moderate, Area Affected : 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									
	Incandescent	20%			2021	\$17,500	2		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Front Entrance							
		Explanation : 2 Incandescent Lights Only							
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2021	\$82,500	1	\$9,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm System Is Functional; Internet Protocol Digital Video Surveillance System Is Functional.							
Fire/Smoke Detection									
	Generic	100%			2021	\$282,500	1-3	\$15,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : Fire Alarm System Is Functional; Fire Control Panel Is Addressable.							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Heating									
	Energy Source								
	Natural Gas	100%			2031	* *	1		

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Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
POLICE MUSEUM (OLD 1ST PRECINCT)
Asset # : 4126

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2026	\$61,400	1	\$12,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 5 Units							
	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								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,200	
	Exhaust Fans								
	Interior	100%			2026	\$30,100	2	\$800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	* *	1		
	Water Heater								
	Gas Fired	100%			2020	\$6,300	2	\$400	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2021	\$11,800	4	\$2,500	
	Fixtures								
	Generic	100%							
Vertical Transport									

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
POLICE MUSEUM (OLD 1ST PRECINCT)
Asset # : 4126

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : (1) B-4 (1) 4-5 (1) I- M**Explanation : 3 Units*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

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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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN EDUCATION BLDG
Asset # : 2235

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	10%			LIFE	**	5	\$1,000	
	Stucco Cement	90%	Now	\$49,800	2031	**	5	\$8,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Staining/Discoloring, Extent : Severe, Area Affected : 10%									
Location : At Main Entrance									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Entrance Lobby And Classroom Adjacent To Looby									
Windows									
	Aluminum	100%	2-4	\$59,800	2051	**	5	\$700	
Air Infiltration, Extent : Moderate, Area Affected : 35%									
Location : Throughout									
Unit Inoperable, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
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	**			
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 10%									
Location : North And South Facades									
	Sloped Glazing	5%	0-2	\$2,200	LIFE	**	5	\$5,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Glass Pane At Entrance									
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Around Frame At Entrance									
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$1,700	
	Ceramic Tile	5%			2029	**	5	\$200	
	Vinyl Tile	45%			2026	\$14,600	3	\$900	
	Vinyl Tile	40%			2021	\$13,000	3	\$800	
Interior Walls									
	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 Affected : 15%									
Location : Room With Water Main									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN EDUCATION BLDG
Asset # : 2235

Electrical		Current Repair		Future Replacement		Maintenance			
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		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated @ 200 Amperes							
	Raceway								
	Conduit	50%			2026	\$15,300	1		
	Conduit	50%			2036	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2034	* *	5		
	Molded Case Bkrs	45%			2025	\$6,600	5		
	Molded Case Bkrs	50%			2034	* *	5		
	Wiring								
	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		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	15%			2021	\$12,700	10	\$400	
		T-12 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
	Fluorescent	85%			2026	\$71,900	10	\$2,000	
		T-8 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Exit, Service	100%			2021	\$400	1		
	Exterior Lighting								
	HID	100%			2026	\$9,700	10		
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2029	* *	5	\$100	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2026	\$2,300	1	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : C C T V Surveillance Camera							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN EDUCATION BLDG
Asset # : 2235

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2036	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2039	* *	1	\$1,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : First Floor								
	Explanation : 1 Natural Gas Fired Hot Water Boiler								
	Distribution								
	Hot Wtr Piping/Pump	100%			2034	* *	4	\$200	
	Terminal Devices								
	Convactor/Radiator	100%			2031	* *	1	\$900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2034	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Cooling	100%			2026	\$11,800	2	\$200	
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2	\$4,300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	* *	1		
	Water Heater								
	Electric	100%			2025	\$400	4		
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Damaged, Extent : Moderate, Area Affected : 20%								
	Location : Perimeter Of Roof Near Green House Exit								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Around Perimeter Of Roof								
	Explanation : Leaders And Gutters Into Cast Iron Under Ground Piping								
	Fixtures								
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

DEPARTMENT OF CULTURAL AFFAIRS - FY 2016

Asset Name : QUEENS BOTANICAL GARDEN GREENHOUSE
Address : 43-50 MAIN STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCA0016.050 / 2234 **Yr Built/Renovated** : 1964 /
Area Sq Ft : 2,394 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 18-Nov-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5107 **Lot** : 200 **BIN** : 4518264

CAPITAL	FY 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



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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN GREENHOUSE
Asset # : 2234

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Stucco Cement	15%	Now	\$3,600	2031	* *	5	\$800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Building Base							
	Staining/Discoloring, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Window Wall	85%	Now	\$34,000	2036	* *	5	\$6,800	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Windows								
Aluminum	95%	Now	\$51,000	2051	* *	5	\$600	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Metal Louvers	5%			2029	* *	10	\$400	
Roof								
Sloped Glazing	100%	Now	\$188,800	LIFE	* *	5	\$110,100	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	\$15,700	
	Misaligned/Bulging, Extent : Severe, Area Affected : 15%							
	Location : Along Central Axis Path							
Interior Walls								
Cast in Place Concrete	100%	Now	\$29,500	LIFE	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
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

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN GREENHOUSE**

Asset # : 2234

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated 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 : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2029	* *	5	\$100	
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2021	\$1,400	1	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Outside									
Explanation : C C T V Surveillance Camera System									
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2036	* *	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Education Building									
Explanation : Hot Water Provided From Adjacent Building									
	Distribution								
	Hot Wtr Piping/Pump	100%			2034	* *	4	\$200	
	Terminal Devices								
	Convactor/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		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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%	Now	\$4,600	2031	* *	5	\$1,600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Lower Perimeter Walls							
	Window Wall	50%	Now	\$4,400	2036	* *	5	\$3,500	
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
Windows									
	Aluminum	100%	Now	\$24,000	2051	* *	5	\$300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Roof									
	Metal Panel	40%	Now	\$4,500	2031	* *			
		Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%							
		Location : North And South Facades							
	Sloped Glazing	60%	Now	\$70,400	LIFE	* *	5	\$41,100	
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Interior									
	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									
	Gypsum Board	25%	0-2	\$200	LIFE	* *	5	\$300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : By Water Main							
	Metal Panel	15%			LIFE	* *	5	\$400	
	No Component	60%							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2026	\$3,700	1		
	Panelboards								
	Molded Case Bkrs	100%			2025	\$7,300	5		
	Wiring								
	Thermoplastic	100%			2026	\$8,000	1		

Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN LITTLE GREENHOUSE

Asset # : 2233

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	100%			2021	\$7,300	10	\$1,300	
<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting Exit, Service	100%			2021	\$400	1		
Exterior Lighting HID	100%			2021	\$5,300	10		
Alarm								
Security System No Component Generic	80%							
	20%			2021	\$900	1	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : C C T V Surveillance Camera</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source HTHW/HW	100%			2036	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Education Building</i>								
<i>Explanation : Hot Water Provided From Adjacent Building</i>								
Distribution Hot Wtr Piping/Pump	100%			2034	* *	4	\$100	
Terminal Devices Convactor/Radiator	100%			2031	* *	1	\$500	
Ventilation								
Exhaust Fans Wall Unit	100%			2026	\$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%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year 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



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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN MAINTENANCE & HORTICULTURE

Asset # : 2236

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Exterior

Exterior Walls

Fiberglass Panel	10%			2039	**	5	\$1,500	
Metal Panel	70%	Now	\$400	2052	**	5	\$5,400	

Deformed/Dented, Extent : Moderate, Area Affected : 5%

Location : West Facade

Metal Coiling Doors	15%			2043	**	5	\$1,900	
Wood	5%			2043	**	5	\$1,000	

Windows

Aluminum	100%			2048	**	5	\$100	
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Roof

Metal Panel	100%			2043	**	10	\$3,200	
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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 Affected : 5%

Location : Above Window In South Facing Lounge / Office

Metal Panel	65%			LIFE	**	10	\$700	
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Ceilings

Exposed Struc: Steel	90%			LIFE	**	10	\$1,700	
Gypsum Board	10%			LIFE	**	5-10	\$300	

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2046	**	5		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated @ 400 Amperes

Raceway

Conduit	100%			2046	**	1		
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Panelboards

Molded Case Bkrs	100%			2042	**	5	\$100	
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Wiring

Thermoplastic	100%			2046	**	1		
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$100	
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Lighting

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN MAINTENANCE & HORTICULTURE
Asset # : 2236

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	90%			2031	* *	10	\$3,700	
		T-5 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	HID	10%			2031	* *	10		
	Exterior Lighting								
	Fluorescent	100%			2031	* *	10	\$400	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2031	* *	1	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside , Repair Shops							
		Explanation : C C T V Surveillance Cameras							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	10%			2052	* *	1		
	Natural Gas	90%			2052	* *	1		
	Conversion Equipment								
	Furnace	25%			2031	* *	1	\$600	
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : Throughout Office Space							
		Explanation : 4 Through The Wall Gas Fired Space Heaters							
	Heat Pump	10%			2027	* *	2	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		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%							
		Location : Maintenance And Horticulture Shops							
		Explanation : 2 Gas Fired Radiant Space Heaters							
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific 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 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									
	Int Pkg Unit - Cooling	15%			2027	* *	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Various Offices							
		Explanation : Wall Hung Packaged Units							
	Window/Wall Unit	25%			2024	\$2,300	1		
	No Component	10%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Offices							
		Explanation : The Heat Pumps Are Accounted For Under Heating Conversion 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								
	Generic	100%			2034	* *	1	\$300	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2052	* *	1-2	\$1,300	

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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 : QUEENS 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

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$61,000	\$2,700		
Interior Architecture	\$35,600	\$1,800	\$800	
Electrical	\$600	\$200	\$200	\$200
Mechanical	\$7,200	\$4,300	\$3,300	\$3,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$108,400	\$12,900	\$8,200	\$8,000
Importance Code A	\$61,000	\$3,700		\$1,000
Importance Code B	\$44,400	\$9,200	\$8,000	\$7,000
Importance Code C	\$3,100		\$200	
Total	\$108,400	\$12,900	\$8,200	\$8,000



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 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN VISITOR & ADMIN BUILDING
Asset # : 2232

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	35%			LIFE	**	5	\$38,700	
Metal Panel	10%			2052	**	5-10	\$7,600	
Window Wall	10%			2052	**	5	\$4,100	
Wood	45%	0-2	\$12,700	2039	**	5	\$12,400	
Deteriorated Finish, Extent : Light, Area Affected : 35%								
Location : South Facade								
Windows								
Aluminum	100%			2048	**	5	\$2,800	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Exterior Shading Devices								
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	
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%								
Location : Underside Of Coping Stones At Green Roof								
Roof								
Cast in Place Concrete	25%			LIFE	**	10	\$6,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Over Auditorium								
Explanation : Green Roof With Vegetation								
IRMA/Protected Membrane	30%			2034	**	10	\$4,800	
Debris on Roof, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Drains Clogged, Extent : Moderate, Area Affected : 15%								
Location : Roof Scuppers Blocked By Vegetation Growth								
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : Throughout 2nd Floor Roof								
Other Observation, Extent : Moderate, Area Affected : 40%								
Location : Atop 2nd Floor Roof								
Explanation : Solar Panels								
IRMA/Protected Membrane	5%			2034	**	10	\$800	
Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
Location : Over Auditorium Wing								
Single Ply Membrane	35%			2034	**	10	\$5,600	
Adhesion Failure, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Canopy Over Open Space								
Explanation : This Roof Is Used For Water Collection								
Sloped Glazing	5%			LIFE	**	5	\$21,300	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN VISITOR & ADMIN BUILDING
Asset # : 2232

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
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	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Above Auditorium Windows At Lintel</i>								
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	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium Ceiling</i>								
Metal Panel	30%			LIFE	**	5	\$18,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underside Of Open Canopy</i>								
<i>Explanation : Roof Above Is Used As A Water Collector</i>								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room / Roof</i>								
<i>Explanation : Main Service Switch Rated @ 2000 Amperes And 3- 60 Amperes, 3- 30 Amperes For Solar Panels</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	**	5	\$100	
Raceway								
Conduit	100%			2046	**	1		
Panelboards								
Molded Case Bkrs	100%			2042	**	5	\$400	
Wiring								
Thermoplastic	100%			2046	**	1		
Motor Controllers								
Locally Mounted	20%			2039	**	5		
Variable Frequency	80%			2039	**			
Drive								

Ground

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN VISITOR & ADMIN BUILDING

Asset # : 2232

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$500	
Lighting									
	Interior Lighting								
	Fluorescent	94%			2031	* *	10	\$13,800	
		T-5 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2031	* *	10	\$700	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Basement, 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 Light, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
	LED	50%			2031	* *			
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2031	* *	1	\$1,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways And Lobby							
		Explanation : C C T V Surveillance Camera System							
	Fire/Smoke Detection								
	Generic, Digital	100%			2031	* *			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Horns, Alarm Bells, Smoke Detectors							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	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							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN VISITOR & ADMIN BUILDING
Asset # : 2232

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%			2048	**	4	\$800	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout						
			Explanation : Dual Temperature Water Piping Observed						
	Terminal Devices								
	Air Handler	80%			2034	**	1	\$7,900	
	Fan Coil Unit/Heat	20%			2034	**	1	\$1,000	
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	**	1		
	Terminal Devices								
	Air Handler/Cool/Ht	50%			2034	**	1	\$5,000	
	Induction Unit	50%			2034	**	1	\$2,600	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout						
			Explanation : Variable Air Volume Terminal Units						
	Heat Rejection								
	Geothermal	100%			2061	**	1		
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$14,100	
	Exhaust Fans								
	Interior	100%			2034	**	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	**	1		
	Water Heater								
	Electric	100%			2024	\$2,400	4	\$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	\$1,000	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1-2 Floors						
			Explanation : 1 Unit						

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN VISITOR & ADMIN BUILDING

Asset # : 2232

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Sprinkler									
	Generic	100%			2052	* *	1-2	\$4,500	

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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
Program / Asset # : DCA0020.000 / 1551 **Yr Built/Renovated** : 1938 / 2014
Area Sq Ft : 137,232 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 11-Apr-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,1m,ph
Block : 2018 **Lot** : 1 **BIN** : 4458851

CAPITAL		FY 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



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 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS MUSEUM
Asset # : 1551

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%	Now	\$59,700	LIFE	* *	5	\$29,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Penthouse, South Facade, West Facade								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Building Base, Penthouse								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Building Base								
Explanation : Paited Surfaces								
Granite Panels	5%			LIFE	* *	5	\$4,700	
Panel/Paver: Limestone	55%	Now	\$1,463,400	LIFE	* *	5	\$51,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : West Facade, East Facade								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : West Facade, East Facade								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Painted Surfaces								
Pre-Cast Concrete	5%			LIFE	* *	5	\$20,300	
Pre-Cast Concrete	15%			LIFE	* *	5	\$60,800	
Window Wall	15%	Now	\$17,600	2055	* *	5	\$35,100	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : East And West Facades								
Windows								
Aluminum	10%			2050	* *	5	\$100	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Stairs								
Glass Block	85%	Now	\$6,600	LIFE	* *	5	\$400	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Penthouse, West Facade								
Metal Louvers	5%			2028	* *	10	\$300	
Parapets								
Metal Panel	100%			2035	* *	5	\$75,900	
Roof								
Single Ply Membrane	20%			2035	* *	10	\$22,600	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Over Mezzanine								
Skylight, Metal/Glass	15%			2055	* *	10	\$56,500	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Over Old Skating Rink								
Spray-on Foam	65%			2035	* *	5	\$97,900	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS MUSEUM
Asset # : 1551

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	5%			2021	\$128,000	3	\$15,400	
		Wrinkling, Extent : Moderate, Area Affected : 25%							
		Location : At Offices							
	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	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Old Skating Rink							
	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	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Old Skating Area							
	Plaster	5%	Now	\$17,100	LIFE	**	5	\$1,600	
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Roof Stairs							
		Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
		Location : Roof Stairs							
		Water Penetration, Extent : Severe, Area Affected : 30%							
		Location : Roof Stairs							
	Under Construction	15%							
Ceilings									
	Gypsum Board	20%			LIFE	**	5	\$51,400	
	Gypsum Board	10%	Now	\$20,300	LIFE	**	5	\$25,700	
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
		Location : First Floor Offices							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : First Floor Offices							
	Plaster	5%			LIFE	**	5	\$6,400	
	Not Accessible	50%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Ceiling Over Old Skating Rink							
		Explanation : This Component Is Actually Fabric.							
	Under Construction	15%							

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS MUSEUM
Asset # : 1551

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2025	\$20,500	5	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room 2								
Explanation : Main Service Switch Rated @ 3000 Amperes								
Fused Disc Sw	50%			2055	* *	5	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : Main Service Switch Rated @ 4000 Amperes - Recently Installed								
Transformers								
Dry Type	100%			2030	* *	5	\$500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room 2								
Explanation : 1000 Kva, 480/277/120v								
Switchgear / Switchboard								
Fused Disc Sw	45%			2025	\$35,800	5	\$300	
Fused Disc Sw	45%			2055	* *	5	\$300	
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Electrical Room 1								
Molded Case Bkrs	10%			2055	* *	5	\$400	
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Electrical Room 1								
Raceway								
Conduit	50%			2035	* *	1		
Conduit	50%			2055	* *	1		
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Panelboards								
Fused Disc Sw	10%			2033	* *	5	\$300	
Molded Case Bkrs	40%			2033	* *	5	\$1,400	
Molded Case Bkrs	50%			2050	* *	5	\$1,800	
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Wiring								
Thermoplastic	50%			2035	* *	1		
Thermoplastic	50%			2055	* *	1		
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Motor Controllers								
Locally Mounted	20%			2030	* *	5	\$200	
Motor Control Center	40%			2030	* *	5	\$1,500	
Variable Frequency Drive	40%			2045	* *			
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Ground								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS MUSEUM
Asset # : 1551

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2045	* *	1	\$42,200	
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Electrical Room 1							
Generators								
Diesel	100%			2040	* *	1	\$53,100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : Emergency Generator Rated @ 360 Kw - Recently Installed							
Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$5,100	
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Generator							
Fuel Storage								
Main Tank	100%			2065	* *	5	\$4,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : 275 Gallons Capacity - Recently Installed							
Lighting								
Interior Lighting								
Fluorescent	10%			2025	\$162,500	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 Affected : 100%							
	Location : Mechanical Room							
Fluorescent	5%			2033	* *	10	\$6,300	
	Compact Fluorescent Light, Extent : Moderate, 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	\$536,200	2	\$1,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Old Galleries							
	Explanation : Track Lights							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS MUSEUM
Asset # : 1551

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			2025	\$90,400	10	\$16,600	
Exit, LED	20%			2065	* *	1		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Exit, Service	30%			2025	\$10,800	1		
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	* *	1	\$15,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And Hallways</i>								
<i>Explanation : C C T V Surveillance Cameras - Recently Installed</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	* *			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Recently Installed - Strobe Lights, Manual Pull Stations, Horns And Smoke Detectors</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2035	* *	1		
Conversion Equipment								
Steam Boiler	100%			2030	* *	1	\$135,900	
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : #1 Boiler</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement - Former Ice Rink Side Of Bldg</i>								
<i>Explanation : 4 Units</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$46,800	2035	* *	4	\$6,800	
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pneumatic Controls</i>								
Terminal Devices								
Air Handler	80%			2030	* *	1	\$67,900	
Convactor/Radiator	20%			2030	* *	1	\$8,900	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS MUSEUM
Asset # : 1551

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Centrifugal, Elec Chiller	100%			2028	**	1	\$148,500	
			R-22 Refrigerant, Extent : Light, Area Affected : 100%						
			Location : Penthouse						
	Distribution								
	Chilled Wtr Pipe/Pump	100%			2045	**	4	\$10,100	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2030	**	1	\$84,900	
	Heat Rejection								
	Water Cool Tower	100%			2023	\$384,700	2	\$138,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$76,500	
	Exhaust Fans								
	Interior	80%			2030	**	2	\$3,400	
	Roof	20%			2030	**	2	\$800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	**	1		
	HW Heat Exchanger								
	Low Temp	100%	0-2	\$41,600	2055	**	4	\$13,600	
			Obsolete Equipment, Extent : Severe, Area Affected : 100%						
			Location : Unit Is Too Small To Handle Entire Bldg						
	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%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1-2						
			Explanation : 2 Units						
Fire Suppression									
	Standpipe								
	Generic	100%			2051	**	1-5	\$69,200	
	Sprinkler								
	No Component	98%							
	Generic	2%			2051	**	1-2	\$800	

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Print Date : 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
Program / Asset # : DCA0032.000 / 3008 **Yr Built/Renovated** : 1964 / 2008
Area Sq Ft : 38,272 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 11-Apr-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,1m,2
Block : 2018 **Lot** : 1 **BIN** : 4464056

CAPITAL		FY 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



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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS THEATRE IN THE PARK
Asset # : 3008

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	50%			LIFE	**	5	\$139,000		
Cast in Place Concrete	15%			LIFE	**	5	\$41,700		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Lobby And Mezzanine Offices									
Explanation : New Addition Built In 2008									
Cast in Place Concrete	10%	Now	\$30,600	LIFE	**	5	\$27,800		
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Managers Office In Basement									
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, Extent : Moderate, Area Affected : 100%									
Location : Over Mezzanine Offices									
Explanation : This Component Is Actually Glass Panel With Metal Frame									
Pre-Cast Concrete	5%			LIFE	**	5	\$2,000		
Roof									
Copper/Terne	5%			2060	**	10	\$5,400		
IRMA/Protected Membrane	25%			2033	**	10	\$10,800		
Vegetation Growth, Extent : Light, Area Affected : 5%									
Location : Drain At Roof Over Second Floor Offices									
IRMA/Protected Membrane	5%			2033	**	10	\$2,200		
Paver Block Ballast, Extent : Moderate, Area Affected : 100%									
Location : Over New Lobby									
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		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS THEATRE IN THE PARK
Asset # : 3008

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Interior

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 Penetration, Extent : Moderate, Area Affected : 10%

Location : Managers Office In Basement

Wood	5%			LIFE		**	5	\$7,700	
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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		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Over 600 Volts

Service Equipment

Fused Disc Sw	100%			2045		**	3	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Feeder Switch Rated @ 600 Amperes And 4160 Volts

Transformers

Dry Type	100%			2023	\$134,200		3	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 750 Kva ,4160-208/120v

Feeders

Cable	100%			2024	\$15,100		1		
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Raceway

Conduit	100%			2025	\$40,000		1		
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Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2025	\$2,500		5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 2- Main Service Switches Rated @ 2500 Amps Each

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS THEATRE IN THE PARK
Asset # : 3008

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2038	* *	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 75 Kva And 50 Kva</i>						
Switchgear / Switchboard								
Fused Disc Sw	50%			2025	\$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 Drive	20%			2042	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$600	
Stand-by Power								
Transfer Switches								
Automatic	50%			2030	* *	1	\$5,900	
Automatic	50%			2038	* *	1	\$5,900	
Generators								
Diesel	100%			2034	* *	1	\$14,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 218 Kva Diesel Cummins Genset</i>						
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$1,400	
Fuel Storage								
Main Tank	100%			2053	* *	5	\$1,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 200 Gallons Capacity</i>						
Lighting								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS THEATRE IN THE PARK
Asset # : 3008

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	10%			2020	\$123,700	10	\$3,500	
		T-12 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
	Fluorescent	10%			2030	**	10	\$3,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : New Addition							
		Explanation : T-5 Lamps							
	Fluorescent	20%			2030	**	10	\$7,000	
		T-8 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Offices							
	Fluorescent	40%			2025	\$494,600	10	\$14,000	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Offices, Hallways							
	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%							
	Generic	30%			2030	**	1	\$4,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways And Entrance And Exit Doors							
		Explanation : C C T V Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2030	**			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Alarm Bells, Manual Pull Station, Strobe Lights And Smoke Detectors							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2045	**	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS THEATRE IN THE PARK
Asset # : 3008

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	50%			2042	* *	1	\$9,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : For New Addition, Basement							
		Explanation : 3 Units							
	Hot Water Boiler	50%			2023	\$42,000	1	\$9,500	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : For Old Section, 2nd Floor Boiler Room							
		Explanation : 3 Units							
Distribution									
	Hot Wtr Piping/Pump	100%			2033	* *	4	\$2,800	
Terminal Devices									
	Air Handler	80%			2025	\$161,200	1	\$18,900	
	Convactor/Radiator	10%			2030	* *	1	\$1,200	
	Fan Coil Unit/Heat	10%			2025	\$56,000	1	\$1,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	50%			2029	* *	2	\$1,200	
		R-134a Refrigerant, Extent : Light, Area Affected : 50%							
		Location : Basement							
	Reciprocating Compr/Chiller	50%			2033	* *	1	\$8,900	
		R-134a Refrigerant, Extent : Light, Area Affected : 50%							
		Location : Lower Roof							
Distribution									
	Chilled Wtr Pipe/Pump	50%			2045	* *	4	\$1,400	
	No Component	50%							
Terminal Devices									
	Air Handler/Cool/Ht	50%			2025	\$79,400	1	\$11,800	
	No Component	50%							
Heat Rejection									
	Air Condenser Unit	50%			2033	* *	2	\$13,300	
	No Component	50%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$21,300	
Exhaust Fans									
	Interior	95%			2025	\$39,200	2	\$1,100	
	Roof	5%			2030	* *	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	* *	1		
Water Heater									
	Gas Fired	100%			2023	\$8,700	2	\$600	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS THEATRE IN THE PARK
Asset # : 3008

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2030	* *	4	\$2,500	
	Sewage Ejector(s)								
	Electric	100%			2030	* *	4	\$2,500	
	Backflow Preventer								
	Generic	100%			2030	* *	1	\$2,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Gearless Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-3							
		Explanation : 2 Units - 1 Passenger, 1 Freight							
Fire Suppression									
	Standpipe								
	Generic	100%			2045	* *	1-5	\$19,300	
	Sprinkler								
	Generic	100%			2045	* *	1-2	\$10,700	
	Chemical System								
	Generic	100%			2024	\$25,500	1-3	\$50,600	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BARN OF BOTANY
Asset # : 13418

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
Interior									
	Floors								
	Cast in Place Concrete	85%			LIFE	* *	5	\$7,000	
	Vinyl Tile	15%	2-4	\$200	2029	* *	3	\$200	
	Cracking/Crumbling, Extent : Light, Area Affected : 15%								
	Location : Throughout								
	Interior Walls								
	Gypsum Board	10%	2-4	\$100	LIFE	* *	5	\$100	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	No Component	90%							
	Ceilings								
	AcousTileSusp.Lay-In	10%			2037	* *	5	\$400	
	Exposed Struc: Steel	90%			LIFE	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2044	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 225 Amps Main Disconnect Switch							
	Transformers								
	Dry Type	100%			2037	* *	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 75 Kva 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		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BARN OF BOTANY

Asset # : 13418

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	50%			2029	* *	10	\$1,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Using T-12 Lamps							
	Fluorescent	50%			2029	* *	10	\$1,100	
		T-5 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Garage							
Egress Lighting									
	Emergency, Battery	50%			2029	* *	10	\$300	
	Exit, Service	50%			2029	* *	1		
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2044	* *	1		
	Conversion Equipment								
	Furnace	75%			2024	\$2,600	1	\$900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : One Unit							
	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%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year 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

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$22,500			
Interior Architecture			\$17,200	
Electrical	\$22,500	\$1,200	\$28,700	\$1,600
Mechanical	\$4,900	\$3,000	\$22,800	\$1,700
Total	\$50,000	\$4,300	\$68,800	\$3,300
Importance Code A	\$22,500	\$700		
Importance Code B	\$27,400	\$3,500	\$68,800	\$3,300
Importance Code C				
Total	\$50,000	\$4,300	\$68,800	\$3,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG C - NEWHOUSE CENTER
Asset # : 2414

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$321,800	LIFE	* *	5	\$33,300	
	Diagonal Cracks, Extent : Moderate, Area Affected : 25%							
	Location : Corners							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Masonry: Limestone	25%	Now	\$388,500	LIFE	* *	5	\$8,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	Location : North Facade							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : North Facade							
Windows								
Wood	100%	2-4	\$183,400	2049	* *	5	\$30,600	
	Air Infiltration, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Split/Cracked, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Parapets								
Metal Rail	5%	4+	\$1,400	2029	* *	5	\$1,100	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
Wood Cornice	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							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG C - NEWHOUSE CENTER
Asset # : 2414

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Metal Panel	8%	2-4	\$5,000	2037	* *			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	10%	2-4	\$16,200	2034	* *			2
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	80%	0-2	\$74,700	2034	* *			
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Roof</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Second Floor</i>								
Skylight, Metal/Glass	2%	4+	\$82,000	2054	* *			
Interior								
Floors								
Wood	50%	Now	\$647,700	2064	* *	5	\$17,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Basement</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Wood	50%			2039	* *	5	\$34,400	
Interior Walls								
Plaster	50%	Now	\$161,000	LIFE	* *	5	\$5,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement And Throughout</i>								
Plaster	50%			LIFE	* *	5	\$5,600	
Ceilings								
Plaster	20%	2-4	\$11,500	LIFE	* *	5	\$4,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	30%	Now	\$154,700	LIFE	* *	5	\$6,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Plaster	50%			LIFE	* *	5	\$11,500	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG C - NEWHOUSE CENTER

Asset # : 2414

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Fused Knife Sw	100%	2-4	\$78,400	2054	* *	5		
		Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	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	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Molded Case Bkrs	30%			2032	* *	5	\$200	
	Wiring								
	Braided Cloth	80%	2-4	\$44,000	2049	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	20%			2034	* *	1		
Lighting									
	Interior Lighting								
	Fluorescent	10%			2019	\$147,500	10	\$2,300	
		T-12 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	HID	20%			2019	\$41,900	10	\$200	
	Incandescent	70%			2019	\$1,032,400	2	\$400	
	Egress Lighting								
	Emergency, Battery	50%			2019	\$17,700	10	\$3,000	
	Exit, Service	50%			2019	\$4,400	1		
	Exterior Lighting								
	HID	100%			2034	* *	10	\$100	
Alarm									
	Fire/Smoke Detection								
	Generic	100%			2029	* *	1-3	\$13,600	

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								
	Campus Steam	100%			2034	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building L							
		Explanation : Steam From Power House							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG C - NEWHOUSE CENTER
Asset # : 2414

Mechanical		Current 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%			2033	* *	5	\$1,500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Not Accessible						
	Distribution								
	Steam Piping/Pump	100%			2034	* *	4	\$1,800	
	Terminal Devices								
	Convactor/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, Extent : Light, Area Affected : 40%						
			Location : Throughout						
			Explanation : Units Are Removed During Winter 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, Extent : Moderate, Area Affected : 15%						
			Location : Side Yard, Roof Gutters						
Fire Suppression									
	Sprinkler								
	Generic	100%			2044	* *	1-2	\$6,900	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 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
Program / Asset # : DCA0024.040 / 2390 **Yr Built/Renovated** : 1840 / 2013
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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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		
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	\$1,100	
Masonry: Brick	80%	0-2	\$94,600	LIFE	* *	5	\$29,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	10%	2-4	\$42,800	LIFE	* *	5	\$2,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
Wood	5%			2049	* *	5	\$3,100	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Wood	95%	2-4	\$53,500	2032	* *	5	\$29,700	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Parapets								
Metal Rail	100%			2041	* *	5-10	\$65,700	
Roof								
Clay Tile	80%			2050	* *	10	\$17,400	
Modified Bitumen	20%			2032	* *	10	\$4,300	
Interior								
Floors								
Carpet	5%			2023	\$20,100	3	\$2,900	
Ceramic Tile	5%			2033	* *	5	\$1,500	
Vinyl Tile	5%			2032	* *	3	\$700	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Wood	80%			2052	* *	5	\$44,200	
Wood	5%	2-4	\$51,900	2064	* *	5	\$1,400	
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : Throughout								
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	\$20,700	LIFE	* *	5	\$18,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG D

Asset # : 2390

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2044	* *	5	\$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	
Lighting								
Interior Lighting								
Fluorescent	30%			2029	* *	10	\$6,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
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	
Alarm								
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$14,200	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Campus Steam	100%			2034	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building L</i>								
<i>Explanation : Steam From Power House</i>								
Distribution								
Steam Piping/Pump	100%			2044	* *	4	\$1,100	
Terminal Devices								
Convactor/Radiator	100%			2037	* *	1	\$7,200	
Air Conditioning								
Energy Source								
District C.W.	75%			2034	* *	1		
Electricity	25%			2040	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG D

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 Chiller	50%			2033	* *	1	\$12,100	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%							
	Location : One Unit In Basement							
Int Pkg Unit - Cooling	25%			2025	\$77,100	2	\$300	
Ext Pkg Unit - Cooling	25%			2029	* *	2	\$300	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof Is Under Construction							
	Explanation : Not Accessible							
Distribution								
Chilled Wtr Pipe/Pump	50%			2044	* *	4	\$600	
No Component	50%							
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								
Interior	70%			2029	* *	2	\$500	
Roof	30%			2029	* *	2	\$200	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2029	* *	1		
Water Heater								
Electric	100%			2022	\$3,700	4	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$1,700	LIFE	* *	1		
	Blockage /Clogged, Extent : Moderate, Area Affected : 10%							
	Location : Side Yard And Gutters							
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 10%							
	Location : B, 1-3							
	Explanation : 1 Unit							
Fire Suppression								
Sprinkler								
Generic	100%			2044	* *	1-2	\$6,300	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG D
Asset # : 2390

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year 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 E
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0024.050 / 2391 **Yr Built/Renovated** : 1879 / 2013
Area Sq Ft : 24,448 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 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	\$24,500	\$1,400
Importance Code	C			
Total	\$24,100	\$900	\$30,300	\$14,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG E

Asset # : 2391

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Iron	2%			LIFE		* *			
	Other Observation, Extent : Light, Area Affected : 66%								
	Location : Throughout								
	Explanation : Recent Repair 2013								
Masonry: Brick	70%			LIFE		* *	5	\$24,800	
	Recent Repair Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Masonry: Granite	5%			LIFE		* *	5	\$1,300	
	Recent Repair Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Masonry: Limestone	23%			LIFE		* *	5	\$6,100	
Windows									
Wood	100%			2046		* *	5	\$69,100	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout 2013								
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	\$1,309,500	2064		* *	5	\$34,800	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Deteriorated Finish, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Explanation : This Building Is Not Occupied								
Interior Walls									
Plaster	100%	2-4	\$324,200	LIFE		* *	5	\$11,300	
	Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
Ceilings									
Plaster	100%	Now	\$521,100	LIFE		* *	5	\$23,200	
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 50%								
	Location : Second Floor								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG E

Asset # : 2391

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Molded Case Bkrs	20%			2023	\$6,400	5	\$100	
Wiring									
	Braided Cloth	90%	2-4	\$49,500	2049	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	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		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								
	Campus Steam	100%			2034	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Building L								
	Explanation : Steam Comes From Power House. This Building Is Not Occupied								
Distribution									
	Steam Piping/Pump	100%			2024	\$182,500	4	\$1,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Tunnel From Bldg D								
	Explanation : Steam From Power Plant								
Terminal Devices									
	Convactor/Radiator	100%	0-2	\$246,900	2044	* *	1	\$7,100	
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Explanation : Antique Radiators - Original Equipment								

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Estimates are rounded to the nearest hundred dollars.*

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG E

Asset # : 2391

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	District C.W.	100%			2054	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : District Chilled Water Has Been Piped Into Building For Future Construction							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Attic							
		Explanation : Original Wooden Ductwork Used For Natural Ventilation							
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%	0-2	\$46,800	2037	* *	1		
		Corroded, Extent : Moderate, Area Affected : 50%							
		Location : Basement Level							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2019	\$11,800	4	\$1,600	

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Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG F

Asset # : 2392

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$122,800	LIFE	* *	5	\$41,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Windows								
Aluminum	5%	Now	\$16,600	2049	* *	5	\$200	
	Broken/Missing Elements, Extent : Light, Area Affected : 50%							
	Location : Throughout							
Wood	95%	Now	\$210,800	2049	* *	5	\$38,400	
	Deteriorated Finish, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Parapets								
Metal Cornice	50%			2052	* *	10	\$9,100	
Wood Cornice	50%			2034	* *	5-10	\$37,200	
Roof								
Single Ply Membrane	100%	Now	\$51,300	2024	\$102,500			
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 70%							
	Location : Throughout							
Interior								
Floors								
Carpet	15%			2023	\$83,700	3	\$13,400	
Ceramic Tile	5%			2033	* *	5	\$2,200	
Vinyl Tile	37%	Now	\$137,500	2034	* *	3	\$6,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
	Location : South Exit And Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : South Exit And Throughout							
Wood	43%	Now	\$62,000	2039	* *	5	\$18,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Interior Walls								
Gypsum Board	5%			LIFE	* *	5	\$1,300	
Gypsum Board	10%	Now	\$17,600	LIFE	* *	5	\$2,600	
	Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Masonry: Brick	10%	Now	\$49,600	LIFE	* *			
	Spalling, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
Plaster	75%	Now	\$12,800	LIFE	* *	5	\$9,800	
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : South Exit, Throughout							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG F

Asset # : 2392

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTileConcealSpLn	25%				2041	* *	5	\$14,000	
Plaster	75%	Now	\$258,100		LIFE	* *	5	\$21,000	

Broken/Missing Elements, Extent : Severe, Area Affected : 100%

Location : Throughout

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Raceway

Conduit	30%				2034	* *	1		
Conduit	70%				2024	\$24,100	1		

Panelboards

Fused Toggle Switch	70%	2-4	\$20,400		2049	* *	5	\$200	
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout

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		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	10%				2044	* *	1		
Thermoplastic	20%				2024	\$10,100	1		

Motor Controllers

Locally Mounted	100%				2029	* *	5	\$200	
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Lighting

Interior Lighting

Fluorescent	65%				2019	\$1,066,700	10	\$17,800	
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T-12 Lamps, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Fluorescent	5%				2029	* *	10	\$1,400	
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T-8 Lamps, Extent : Moderate, Area Affected : 100%

Location : 2nd Floor

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	
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Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG F

Asset # : 2392

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Alarm

Security System

No Component

70%

Generic

30%

2024

\$23,700

1

\$3,000

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Hallways

Explanation : C C T V Surveillance Cameras

Fire/Smoke Detection

Generic

100%

2024

\$269,900

1-3

\$16,400

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Explanation : Alarm Bells, Strobe Lights, Horns And Manual Pull Stations

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Heating

Energy Source

Campus Steam

100%

2034

**

1

Other Observation, Extent : Light, Area Affected : 100%

Location : Building L

Explanation : Steam From Power House

Distribution

Steam Piping/Pump

100%

2024

\$203,900

4

\$1,500

Terminal Devices

Convactor/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 : Moderate, Area Affected : 10%

Location : Basement Level

Sanitary Piping

Cast Iron

100%

Now

\$19,000

LIFE

**

1

Corroded, Extent : Severe, Area Affected : 30%

Location : Waste Pipes In Basement Corroded Throughout

Storm Drain Piping

Cast Iron

100%

LIFE

**

1

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG F

Asset # : 2392

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Rigid Piping	100%	0-2	\$10,800	2034	* *	4	\$1,600	
		Obsolete Equipment, Extent : Severe, Area Affected : 100%							
		Location : Basement							
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	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year 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 G
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0024.070 / 2413 **Yr Built/Renovated** : 1855 / 2013
Area Sq Ft : 36,760 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 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

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$68,200			
Interior Architecture	\$103,500	\$1,400		\$5,100
Electrical	\$48,100	\$2,400	\$49,300	\$2,100
Mechanical	\$19,300	\$6,700	\$14,200	\$9,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$243,200	\$14,400	\$67,400	\$20,000
Importance Code A	\$68,200		\$100	
Importance Code B	\$174,900	\$14,400	\$67,300	\$20,000
Importance Code C				
Total	\$243,200	\$14,400	\$67,400	\$20,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG G
Asset # : 2413

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$311,700	LIFE	* *	5	\$52,900	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Corners								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : Corners								
Wood	10%	Now	\$301,200	2044	* *	5	\$14,700	
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
Location : G - C Hyphen								
Split/Cracked, Extent : Moderate, Area Affected : 10%								
Location : G/c Hyphen								
Windows								
Wood	100%	Now	\$196,800	2032	* *	5	\$89,700	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : G - C Hyphen And Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : G - C Hyphen								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : G - C Hyphen								
Parapets								
Metal Cornice	40%	Now	\$17,400	2052	* *			
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Metal Rail	10%	0-2	\$2,300	2037	* *	5	\$3,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Hyphens G - F And G - H, Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Hyphens G - F And G - H								
Wood Cornice	50%	Now	\$26,400	2034	* *	5	\$12,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : South Wing, Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 15%								
Location : South Wing								
Roof								
Copper/Terne	15%	Now	\$46,000	2052	* *			
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Modified Bitumen	10%	Now	\$22,200	2034	* *			1
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 15%								
Location : Hyphen G - C								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Single Ply Membrane	75%	2-4	\$96,000	2034	* *			2
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%								
Location : Throughout								

Interior

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG G
Asset # : 2413

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%	Now	\$91,900	2026	\$91,900	3	\$11,100	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%	Now	\$37,400	LIFE	**	5	\$16,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Basement</i>								
Ceramic Tile	10%	Now	\$139,500	2039	**	5	\$3,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	15%	Now	\$91,800	2034	**	3	\$4,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Kitchen Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Kitchen Corridor</i>								
Vinyl Tile	15%			2024	\$91,800	3	\$4,100	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	40%	Now	\$949,500	2064	**	5	\$27,600	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Gypsum Board	30%			LIFE	**	5	\$11,600	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Plaster	60%	2-4	\$91,200	LIFE	**	5	\$11,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	10%			LIFE	**	5	\$25,900	
Ceilings								
AcousTileConcealSpLn	10%	2-4	\$11,600	2029	**	5	\$4,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Gypsum Board	25%			LIFE	**	5	\$23,000	
Plaster	65%			LIFE	**	5	\$29,900	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Over 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG G

Asset # : 2413

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Transformers								
	Dry Type	100%			2022	\$134,200	3	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room - Basement							
		Explanation : Two 600 Kva 4160-480/277 V							
	Feeders								
	Cable	100%			2023	\$15,100	1		
	Raceway								
	Conduit	100%			2024	\$40,000	1		
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2024	\$4,700	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room - Basement							
		Explanation : Two 1200 Amps Main Disconnect 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 Equipment, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	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 Equipment, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Molded Case Bkrs	65%			2023	\$28,500	5	\$600	
	Molded Case Bkrs	25%			2049	* *	5	\$200	
	Wiring								
	Braided Cloth	40%	2-4	\$20,100	2049	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	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.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG G
Asset # : 2413

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,300	LIFE	* *	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	65%			2029	* *	10	\$21,900	
<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	25%			2034	* *	10	\$8,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 4th Floor</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	10%			2019		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 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								
Campus Steam	100%			2034	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building L</i>								
<i>Explanation : Steam From Power House</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$12,500	2034	* *	4	\$1,800	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Air Handler	40%			2032	* *	1	\$9,100	
Convactor/Radiator	60%			2029	* *	1	\$7,100	
Air Conditioning								

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG G
Asset # : 2413

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	District C.W.	100%			2034	* *	1		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Building L						
			Explanation : Chilled Water From Power House						
	Distribution								
	Chilled Wtr Pipe/Pump	100%			2044	* *	4	\$1,800	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2032	* *	1	\$22,700	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$20,500	
	Exhaust Fans								
	Interior	100%			2029	* *	2	\$1,100	
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2029	* *	1		
	Water Heater								
	Electric	100%			2022	\$5,600	4	\$300	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Providing Hot Water To Adjacent Buildings						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2024	\$10,800	4	\$1,600	
	Backflow Preventer								
	Generic	100%			2029	* *	1	\$2,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : B, L, 1, 2, 3						
			Explanation : One Unit						
Fire Suppression									
	Standpipe								
	Generic	100%			2044	* *	1-5	\$19,200	
	Sprinkler								
	Generic	100%			2044	* *	1-2	\$10,300	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG G

Asset # : 2413

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Fire Suppression

Chemical System

No Component

Generic

90%

10%

2022

\$2,600

1-3

\$5,100

Dry System, Extent : Light, Area Affected : 100%

Location : Whdr- 400 S - Kitchen

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year 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 H - VISITORS CENTER
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0024.080 / 2393 **Yr Built/Renovated** : 1876 / 2000
Area Sq Ft : 26,684 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG H - VISITORS CENTER
Asset # : 2393

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	4+	\$55,600	LIFE	* *	5	\$37,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Granite	5%	2-4	\$48,400	LIFE	* *	5	\$1,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Metal Panel	5%	2-4	\$2,900	2034	* *	5	\$3,900	
	Corrosion/Rusting, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
Windows								
Wood	100%	2-4	\$219,900	2049	* *	5	\$40,100	
	Deteriorated Finish, Extent : Moderate, Area Affected : 70%							
	Location : Throughout							
	Paint Peeling, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Parapets								
Metal Cornice	50%	0-2	\$15,600	2039	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Deteriorated Finish, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Wood Cornice	50%	Now	\$12,600	2034	* *	5	\$9,100	
	Paint Peeling, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Split/Cracked, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Roof								
Single Ply Membrane	100%	0-2	\$77,900	2034	* *			1
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 60%							
	Location : Throughout							
Interior								
Floors								
Carpet	15%			2023	\$80,400	3	\$12,900	
Ceramic Tile	5%	4+	\$4,100	2033	* *	5	\$1,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Vinyl Tile	35%	Now	\$124,900	2034	* *	3	\$5,600	
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%							
	Location : Throughout							
Wood	45%	4+	\$186,900	2052	* *	5	\$18,100	
	Deteriorated Finish, Extent : Severe, Area Affected : 30%							
	Location : Throughout							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG H - VISITORS CENTER
Asset # : 2393

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
Gypsum Board		15%	2-4	\$7,700	LIFE	* *	5	\$3,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Plaster		85%	Now	\$84,000	LIFE	* *	5	\$10,700	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Ceilings									
Plaster		100%	Now	\$275,400	LIFE	* *	5	\$26,900	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : Throughout									

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
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		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	50%			2034	* *	1		
Thermoplastic	10%			2044	* *	1		

Lighting								
Interior Lighting								
Fluorescent	20%			2029	* *	10	\$4,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	40%			2019	\$585,900	10	\$9,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
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		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG H - VISITORS CENTER
Asset # : 2393

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
Incandescent	100%			2019	\$83,500	2		
Alarm								
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$16,900	
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Campus Steam	100%			2034	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building L</i>								
<i>Explanation : Steam From Power House</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	98%			2033	* *	5	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Not Accessible</i>								
Radiant Heater	2%			2032	* *	2	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : 4 Electric Heaters / Some Rooms Were Not Accessible</i>								
Distribution								
Steam Piping/Pump	100%			2034	* *	4	\$2,000	
Terminal Devices								
Convactor/Radiator	100%			2029	* *	1	\$8,600	
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		
Conversion Equipment								
Window/Wall Unit	30%			2019	\$16,100	1		
No Component	70%							
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	0-2	\$15,600	2029	* *	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Level</i>								
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Basement</i>								
<i>Explanation : Not Accessible</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG H - VISITORS CENTER
Asset # : 2393

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2044	* *	1-2	\$7,500	

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Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-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
Program / Asset # : DCA0024.100 / 2242 **Yr Built/Renovated** : 1894 / 2013
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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG K - MATRONS HOUSE
Asset # : 2242

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$18,400	LIFE	* *	5	\$3,100	1
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Windows								
Wood	100%	Now	\$64,000	2049	* *	5	\$11,700	1
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Roof								
Copper/Terne	100%	Now	\$15,700	2052	* *			1
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Interior								
Floors								
Wood	100%	Now	\$25,800	2039	* *	5	\$3,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Interior Walls								
Plaster	100%	Now	\$5,800	LIFE	* *	5	\$1,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Ceilings								
Plaster	100%	Now	\$11,900	LIFE	* *	5	\$1,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Throughout								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Under Construction	100%							
Transformers								
Not Accessible	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Under Construction	100%							
Panelboards								
Under Construction	100%							
Wiring								
Under Construction	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG K - MATRONS HOUSE

Asset # : 2242

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		Maintenance		
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		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building L								
Explanation : Steam Provided From Power House Building L Which is Currently Undergoing Interior Renovation - No Access								
Distribution								
Steam Piping/Pump	100%	0-2	\$5,500	2034	* *	4	\$100	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Interior								
Explanation : Building Is Undergoing Interior Renovation - No Access								
Terminal Devices								
Convactor/Radiator	100%	0-2	\$2,500	2022	\$24,700	1	\$800	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Interior								
Explanation : Building Is Undergoing Interior Renovation - No Access								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%	0-2	\$800	2022	\$7,800	1		
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Interior							
		Explanation : Building Is Undergoing Interior Renovation - No Access							
	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, Area Affected : 100%							
		Location : Throughout							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-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
Program / Asset # : DCA0024.110 / 2394 **Yr Built/Renovated** : 1901 / 2013
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



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 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG L - POWER PLANT
Asset # : 2394

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$135,000	LIFE	* *	5	\$22,900	
Paint Peeling, Extent : Light, Area Affected : 30%								
Location : Throughout								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Corners								
Windows								
Metal Louvers	2%	0-2	\$200	2027	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Steel	20%	Now	\$32,800	2049	* *	5	\$4,000	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Wood	78%	Now	\$68,800	2049	* *	5	\$12,600	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	10%	0-2	\$700	LIFE	* *	5	\$400	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	40%	Now	\$600	LIFE	* *	5	\$200	
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Corners								
Wood Cornice	50%	Now	\$2,200	2034	* *	5	\$1,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Throughout								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG L - POWER PLANT
Asset # : 2394

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	25%	Now	\$9,100	2034	* *			
	Air/Water Blisters, Extent : Severe, Area Affected : 30%							
	Location : Flat Section							
	Vegetation Growth, Extent : Severe, Area Affected : 20%							
	Location : Flat Section							
	Worn/Eroded, Extent : Severe, Area Affected : 25%							
	Location : Flat Section							
Copper/Terne	75%	0-2	\$24,100	2052	* *			
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
Interior								
Floors								
Cast in Place Concrete	60%	2-4	\$7,500	LIFE	* *	5	\$16,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Wood	40%	Now	\$79,300	2052	* *	5	\$4,600	
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Interior Walls								
Concrete Masonry Unit	10%	0-2	\$1,500	LIFE	* *	5	\$300	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Brick	5%	0-2	\$700	LIFE	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Plaster	70%	Now	\$19,200	LIFE	* *	5	\$1,500	
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 75%							
	Location : Throughout							
Plywood/Hardboard	10%	Now	\$2,900	LIFE	* *			
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
SGFT/Glazed Masonry	5%	Now	\$6,600	LIFE	* *			
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%							
	Location : Throughout							

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG L - POWER PLANT
Asset # : 2394

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

Exposed Struc: Steel

5% 4+ \$5,000 LIFE * *

*Corrosion/Rusting, Extent : Light, Area Affected : 10%**Location : Throughout*

Masonry: Infill Arch

35% Now \$12,100 LIFE * *

*Broken/Missing Elements, Extent : Light, Area Affected : 10%**Location : Throughout*

Plaster

60% Now \$44,500 LIFE * * 5 \$3,600

*Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%**Location : Throughout*

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Over 600 Volts

Service Equipment

Fused Disc Sw

100% 2024 \$46,700 3

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : No Nameplate Ratings Available*

Transformers

Dry Type

100% 2022 \$292,500 3 \$100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Second Floor Electrical Room**Explanation : Two 750 Kva 4160 - 480/277 V*

Feeders

Cable

100% 2023 \$62,500 1

Raceway

Conduit

100% 2024 \$40,000 1

Under 600 Volts

Service Equipment

Molded Case Bkrs

100% 2024 \$4,700 5 \$200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Main Service Switches Rated @ 1600 Amperes*

Transformers

Dry Type

100% 2022 \$44,100 5

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : 1- 75 Kva, 1- 25 Kva, 480/208/120 Volts*

Switchgear / Switchboard

Fused Knife Sw

20% 0-2 \$119,400 2054 * * 5

*On Extended Life, Extent : Moderate, Area Affected : 20%**Location : Mech Room In Basement*

Molded Case Bkrs

80% 2024 \$477,700 5 \$200

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG L - POWER PLANT

Asset # : 2394

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
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		
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement And Second Floor</i>								
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		
<i>Insulation Aged, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
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	
<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Horns And Manual Pull Station</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG L - POWER PLANT

Asset # : 2394

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Steam Boiler	100%	0-2	\$39,100	2044	* *	1	\$7,300	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2 Units - Basement</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$11,200	2044	* *	4	\$400	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Convactor/Radiator	100%			2029	* *	1	\$2,700	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2027	* *	1	\$8,900	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room - First Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 4 Units Providing Chilled Water To Other Nearby Buildings</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%	Now	\$7,800	2044	* *	4	\$400	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Heat Rejection								
Water Cool Tower	100%			2022	\$23,000	2	\$8,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building L</i>								
<i>Explanation : Not Accessible At Time Of Survey</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,600	
Exhaust Fans								
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								
Electric	100%			2019	\$1,200	4		
HW Heat Exchanger								
Low Temp	100%			2034	* *	4	\$1,200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG L - POWER PLANT

Asset # : 2394

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Plumbing

Fixtures

Generic

100%

Obsolete Fixtures, Extent : Severe, Area Affected : 100%

Location : 1st Floor

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG N - EDUCATION CENTER
Asset # : 2243

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	* *	5	\$1,300	
Windows								
Wood	100%			2040	* *	5	\$900	
Roof								
Slate	100%			LIFE	* *			
Interior								
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		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	* *	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		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG N - EDUCATION CENTER
Asset # : 2243

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

Under Construction 100%

Fire/Smoke Detection

Under Construction 100%

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Campus Steam

100%

2034

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Building L**Explanation : Steam From Power House***Air Conditioning**

Energy Source

Electricity

100%

2032

* *

1

Conversion Equipment

Int Pkg Unit -

Heating/Cooling

100%

2022

\$21,300

2

\$100

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2

\$1,300

Ventilation

Distribution

Ductwork/Diffusers

5%

LIFE

* *

2-5

No Component

95%

Exhaust Fans

Interior

5%

2024

\$100

2

No Component

95%

Plumbing

H/C Water Piping

Brass/Copper

100%

2034

* *

1

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor**Explanation : Could Not Verify The Drainage Trap But There Is A Bathroom On Premises*

Fixtures

Generic

100%

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-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
Program / Asset # : DCA0024.150 / 2395 **Yr Built/Renovated** : 1920 / 2006
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

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$24,000		\$4,700	
Interior Architecture	\$400			\$400
Electrical	\$1,500	\$1,100	\$1,100	\$1,800
Mechanical	\$6,600	\$2,500	\$7,400	\$3,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$36,500	\$7,600	\$17,200	\$9,300
Importance Code A	\$25,100	\$1,100	\$5,800	\$1,100
Importance Code B	\$11,400	\$6,500	\$11,400	\$8,100
Importance Code C				
Total	\$36,500	\$7,600	\$17,200	\$9,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG P

Asset # : 2395

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Exterior

Exterior Walls

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	

*Cracking/Crumbling, Extent : Light, Area Affected : 5%
Location : Throughout*

Pre-Cast Concrete	10%	4+	\$5,600	LIFE	**	5	\$10,300	
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*Cracking/Crumbling, Extent : Light, Area Affected : 5%
Location : Throughout*

Windows

Wood	100%			2046	**	5	\$65,400	
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Parapets

Metal Cornice	100%			2052	**	10	\$7,600	
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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	
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Ceilings

AcousTileConcealSpLn	100%			2041	**	5	\$41,600	
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2050	**	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room
Explanation : One 400 Amps Main Disconnect Switch*

Transformers

Dry Type	100%			2041	**	5	\$100	
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Switchgear / Switchboard

Molded Case Bkrs	100%			2050	**	5	\$500	
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Raceway

Conduit	100%			2050	**	1		
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Panelboards

Fused Disc Sw	5%			2046	**	5		
Molded Case Bkrs	95%			2046	**	5	\$500	

Wiring

Thermoplastic	100%			2050	**	1		
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG P

Asset # : 2395

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2032	* *	10	\$2,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Staircases, Lobby & Hallway							
		Explanation : T-5 Lamps							
	Fluorescent	5%			2032	* *	10	\$1,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement And Mechanical 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 Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2044	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2037	* *	1	\$11,000	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Boiler Room - Basement					
				Explanation : Not Accessible					
	Distribution								
	Hot Wtr Piping/Pump	100%			2040	* *	4	\$1,100	
	Terminal Devices								
	Convactor/Radiator	90%			2037	* *	1	\$6,500	
	Unit Heater-Stm/HW	10%			2029	* *	4	\$300	
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 P

Asset # : 2395

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	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, Extent : Light, Area Affected : 100%								
	Location : Side Yard								
	Explanation : 4 Units, 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, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : No Access 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									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B, 1-3								
	Explanation : 1 Unit								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-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	\$140,200	\$51,600
Electrical		\$267,000
Total	\$140,200	\$318,600
Importance Code A	\$140,200	\$98,300
Importance Code B		\$220,300
Total	\$140,200	\$318,600

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$47,500			
Interior Architecture	\$11,400	\$600		\$11,400
Electrical	\$1,200	\$900	\$4,700	\$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
Importance Code C				
Total	\$62,400	\$5,000	\$8,600	\$15,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG R - GREAT HALL

Asset # : 2396

Architecture		Current 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	\$27,000		
Masonry: Granite	2%			LIFE	**	5	\$600		
Masonry: Marble	18%	Now	\$83,700	LIFE	**	5	\$5,600		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : North Facade									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : North Facade									
Metal Panel	10%	Now	\$5,800	2034	**	5	\$7,800		
Deformed/Dented, Extent : Moderate, Area Affected : 20%									
Location : Hyphen Between Great Hall And F Building									
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Hyphen Between Great Hall And F Buildings									
Not Accessible	5%								
Windows									
Wood	100%	2-4	\$56,600	2032	**	5	\$51,600		
Air Infiltration, Extent : Moderate, Area Affected : 50%									
Location : Hyphen To F Building									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Hyphen To F Building									
Split/Cracked, Extent : Moderate, Area Affected : 50%									
Location : Hyphen To F Building									
Parapets									
Masonry: Brick	90%	Now	\$5,300	LIFE	**	5	\$900		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Masonry: Marble	10%	0-2	\$2,000	LIFE	**	5	\$100		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : North Facade									
Roof									
Modified Bitumen	100%	Now	\$34,300	2029	**				
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%									
Location : Hyphen And Throughout									
Seams Open/Split, Extent : Moderate, Area Affected : 15%									
Location : Hyphen									
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									
Gypsum Board	30%			LIFE	**	5	\$9,500		
Plaster	70%			LIFE	**	5	\$11,100		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG R - GREAT HALL

Asset # : 2396

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$46,700	3		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
Transformers								
Dry Type	100%			2022	\$134,200	3	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 225 Kva, 4160/208/120 Volts</i>								
Feeders								
Cable	100%			2023	\$15,100	1		
Raceway								
Conduit	100%			2024	\$40,000	1		
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$31,600	5	\$300	
Raceway								
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	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG R - GREAT HALL

Asset # : 2396

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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 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
Campus Steam

100% 2034 * * 1
Other Observation, Extent : Light, Area Affected : 100%
Location : Building L
Explanation : Steam From Power House

Distribution

Steam Piping/Pump

100% 2034 * * 4 \$1,300

Terminal Devices

Air Handler

20% 2024 \$17,900 1 \$2,100

Convactor/Radiator

80% 2029 * * 1 \$4,400

Air Conditioning

Energy Source

District C.W.

70% 2034 * * 1
Other Observation, Extent : Light, Area Affected : 60%
Location : Building L
Explanation : Chilled Water From Power House

Electricity

30% 2032 * * 1

Conversion Equipment

Reciprocating

30% 2024 \$16,900 1 \$2,400

Compr/Chiller

R-22 Refrigerant, Extent : Light, Area Affected : 30%
Location : Courtyard

No Component

70%

Distribution

Chilled Wtr Pipe/Pump

70% 2034 * * 4 \$900

No Component

30%

Terminal Devices

Air Handler/Cool/Ht

70% 2024 \$14,800 1 \$7,400

No Component

30%

Heat Rejection

Remote Air Cond

30% 2024 \$8,900 2 \$3,600

No Component

70%

Ventilation

Distribution

Ductwork/Diffusers

100% LIFE * * 2-5 \$9,500

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG R - GREAT HALL

Asset # : 2396

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 Observation, Extent : Light, Area Affected : 0%								
	Location : Building G								
	Explanation : Hot Water From Adjacent Building								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$500	LIFE	* *	1		
	Broken, Extent : Severe, Area Affected : 2%								
	Location : Basement								
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	50%							
	Generic	50%			2034	* *	1-2	\$2,400	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

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
Program / Asset # : DCA0024.190 / 2397 **Yr Built/Renovated** : 1892 / 1997
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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG T - MUSIC HALL
Asset # : 2397

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$11,500	
Copper/Terne	3%	4+	\$12,800	2044	**			
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Horizontal Bands								
Masonry: Brick	80%	Now	\$216,600	LIFE	**	5	\$36,800	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Northwest Corner								
Masonry: Limestone	2%	Now	\$9,800	LIFE	**	5	\$700	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Horizontal Bands								
Masonry: Marble	10%	2-4	\$25,700	LIFE	**	5	\$3,400	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
Wood	15%			2040	**	5	\$5,200	
Wood	85%	2-4	\$80,100	2049	**	5	\$14,600	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Parapets								
Metal Cornice	50%			2052	**	10	\$11,600	
Wood Cornice	50%			2034	**	5-10	\$47,400	
Roof								
Copper/Terne	100%			2059	**	10	\$55,600	
Interior								
Floors								
Carpet	65%	2-4	\$11,100	2020	\$222,600	3	\$26,800	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%								
Location : Throughout								
Quarry Tile	10%			2037	**	5	\$4,100	
Wood	25%	Now	\$11,100	2039	**	5	\$6,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Stair To Control Room								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Stair To Control Room								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG T - MUSIC HALL

Asset # : 2397

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Ceramic Tile	5%			2033	* *	5	\$700	
Gypsum Board	10%			LIFE	* *	5	\$800	

Recent Replace Evident, Extent : Moderate, Area Affected : 100%

Location : Basement Under Front Steps

Masonry: Brick	40%	2-4	\$41,100	LIFE	* *			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Throughout

Plaster	25%			LIFE	* *	5	\$1,000	
Plaster	20%	Now	\$2,100	LIFE	* *	5	\$800	

Broken/Missing Elements, Extent : Moderate, Area Affected : 50%

Location : Auditorium

Cracking/Crumbling, Extent : Severe, Area Affected : 50%

Location : Auditorium

Ceilings

Exposed Struc: Wood	60%	2-4	\$101,100	LIFE	* *			
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Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

Masonry: Infill Arch	5%	4+	\$4,900	LIFE	* *			
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Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

Plaster	35%	Now	\$37,000	LIFE	* *	5	\$6,000	
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Broken/Missing Elements, Extent : Moderate, Area Affected : 25%

Location : Auditorium

Cracking/Crumbling, Extent : Moderate, Area Affected : 25%

Location : Auditorium

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Over 600 Volts

Service Equipment

Fused Disc Sw	100%			2034	* *	3	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : No Available Nameplate Ratings

Transformers

Dry Type	100%			2029	* *	3	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 750 Kva, 4160/208/120 Volts

Feeders

Cable	100%			2032	* *	1		
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Raceway

Conduit	100%			2034	* *	1		
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Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2044	* *	5	\$400	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : Main Service Protector Rated @ 1200 Amperes					
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			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 : Moderate, Area Affected : 100%					
				Location : Throughout					
	Fluorescent	40%			2029	* *	10	\$6,700	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Hallways					
				Explanation : Compact Fluorescent Light Fixtrures					
	HID	10%			2029	* *	10	\$100	
	HID	10%			2019	\$23,400	10	\$100	
	Incandescent	30%			2019	\$177,900	2	\$100	
	Egress Lighting								
	Emergency, Battery	50%			2029	* *	10	\$2,200	
	Exit, Service	50%			2029	* *	1		
	Exterior Lighting								
	HID	100%			2029	* *	10	\$100	
Alarm									
	Fire/Smoke Detection								
	Generic	100%			2029	* *	1-3	\$10,400	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : Strobe Lights, Horns, Manual Pull Stations And Bells					

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG T - MUSIC HALL

Asset # : 2397

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Campus Steam	100%			2034	* *	1		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout						
			Explanation : Steam From Power House Building " L "						
	Distribution								
	Steam Piping/Pump	100%			2044	* *	4	\$900	
	Terminal Devices								
	Air Handler	100%			2029	* *	1	\$11,400	
Air Conditioning									
	Energy Source								
	District C.W.	100%			2034	* *	1		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout						
			Explanation : Chilled Water From Power House Building " L "						
	Distribution								
	Chilled Wtr Pipe/Pump	100%			2044	* *	4	\$900	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2029	* *	1	\$11,400	
Ventilation									
	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								
	Generic	100%			2044	* *	1-2	\$5,100	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG X - GOVERNORS HOUSE
Asset # : 2252

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$27,100	LIFE	* *	5	\$3,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 30%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 60%							
	Location : Throughout							
Windows								
Wood	100%	Now	\$63,000	2049	* *	5	\$11,500	1
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Deteriorated Finish, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Thermally Inefficient, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Parapets								
Metal Cornice	50%	Now	\$700	2039	* *			1
	Broken/Missing Elements, Extent : Severe, Area Affected : 60%							
	Location : Throughout							
Wood Cornice	50%	Now	\$1,100	2054	* *	5	\$200	1
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Roof								
Metal Panel	100%	0-2	\$17,300	2037	* *			1
	Corrosion/Rusting, Extent : Severe, Area Affected : 25%							
	Location : Throughout							
Interior								
Floors								
Cast in Place Concrete	20%	Now	\$8,000	LIFE	* *	5	\$1,700	
	Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Wood	80%	2-4	\$20,300	2039	* *	5	\$3,000	
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
Interior Walls								
Plaster	100%	Now	\$11,500	LIFE	* *	5	\$1,100	
	Cracking/Crumbling, Extent : Severe, Area Affected : 50%							
	Location : Throughout							
Ceilings								
Plaster	100%	Now	\$38,900	LIFE	* *	5	\$1,900	
	Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
	Location : Throughout							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG X - GOVERNORS HOUSE

Asset # : 2252

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2024	\$1,400	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : No Available Nameplate Ratings, Enclosure Missing							
	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 : Moderate, Area Affected : 100%							
		Location : 2nd Floor							
		Explanation : Compact Fluorescent Light Fixtures							
	Incandescent	50%			2019	\$6,700	2		
	Exterior Lighting								
	Incandescent	100%			2019	\$13,900	2		
Alarm									
	Fire/Smoke Detection								
	Generic	100%			2029	* *	1-3	\$2,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Smoke Detectors, Manual Pull Stations, Alarm Bells And Strobe Lights							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2034	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2029	* *	1	\$2,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit							
	Distribution								
	Steam Piping/Pump	100%			2024	\$17,900	4	\$100	
	Terminal Devices								
	Convactor/Radiator	100%			2022	\$24,300	1	\$900	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG X - GOVERNORS HOUSE
Asset # : 2252

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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, Extent : Moderate, Area Affected : 100%								
	Location : 1st & 2nd Floors								
	Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN CARL GRILLO GLASS HOUSE
Asset # : 13419

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	40%	2-4	\$15,200	LIFE	* *	5	\$13,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Glass: Special Gauge	40%	2-4	\$59,000	LIFE	* *	1		
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Brick	20%	2-4	\$8,100	LIFE	* *	5	\$1,400	
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Windows								
Metal Louvers	5%	2-4	\$100	2033	* *			
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Wood	5%	2-4		2040	* *	5	\$100	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Throughout							
No Component	90%							
Roof								
Slate	10%	2-4	\$600	LIFE	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Sloped Glazing	90%	0-2	\$79,600	LIFE	* *	5	\$92,800	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Interior								
Floors								
Cast in Place Concrete	20%	2-4	\$800	LIFE	* *	5	\$1,800	
	Misaligned/Bulging, Extent : Light, Area Affected : 10%							
	Location : Entrances To Each Wing From Rotunda							
Panel/Paver: Cer/Brk	20%	2-4	\$1,900	2032	* *	5	\$900	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
No Component	60%							
Ceilings								
Gypsum Board	10%	4+	\$400	LIFE	* *	5	\$500	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
No Component	90%							
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN CARL GRILLO GLASS HOUSE
Asset # : 13419

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	* *	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical And Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 200 Amperes</i>								
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	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
HID	90%			2024	\$19,300	10	\$100	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2037	* *	1	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : (2) Gas Fired Hot Water Boilers</i>								
Distribution								
Ductwork/Diffusers	30%	0-2	\$600	LIFE	* *	2-5	\$500	
<i>Damaged, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout, Deteriorated Nylon Supply Air Duct</i>								
Hot Wtr Piping/Pump	70%	0-2	\$500	2040	* *	4	\$100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Utility Room, 1 Of 2 Hot Water Pump Defective</i>								
Terminal Devices								
Convactor/Radiator	50%			2037	* *	1	\$500	
Fan Coil Unit/Heat	50%			2029	* *	1	\$500	
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 CARL GRILLO GLASS HOUSE
Asset # : 13419

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	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							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year 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 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN CHINESE SCHOLARS GARDEN
Asset # : 13388

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Stucco Cement	80%	0-2	\$28,000	2037	* *	5	\$6,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Wood	20%	0-2	\$16,100	2037	* *	5	\$3,100	
		Deteriorated Finish, Extent : Severe, Area Affected : 50%							
		Location : Throughout Walls And Folding Doors							
	Windows								
	Wood	5%			2040	* *	5	\$200	
	No Component	95%							
	Roof								
	Clay Tile	100%	Now	\$24,000	2044	* *			
		Broken/Missing Elements, Extent : Light, Area Affected : 20%							
		Location : Throughout							
Interior									
	Floors								
	Cast in Place Concrete	10%	Now	\$700	LIFE	* *	5	\$1,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Panel/Paver: Cer/Brk	90%	Now	\$74,000	2040	* *	5	\$7,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Uneven Surface, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Interior Walls								
	Plaster	100%	0-2	\$6,600	LIFE	* *	5	\$1,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Ceilings								
	Exposed Struc: Wood	100%	2-4	\$11,000	LIFE	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2037	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 75 Kva 408hv-208/120lv									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN CHINESE SCHOLARS GARDEN
Asset # : 13388

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	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		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping Brass/Copper	100%			2044	* *	1		
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s) Electric	100%			2024	\$10,800	4	\$1,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-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
Program / Asset # : DCA0024.250 / 2398 **Yr Built/Renovated** : 1885 / 2000
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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN COTTAGE 2

Asset # : 2398

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	92%			LIFE	**	5	\$4,400	
	Masonry: Limestone	2%			LIFE	**	5	\$100	
	Slate Panels	1%			LIFE	**	5		
	Wood	5%			2029	**	5	\$1,200	
Windows									
	Wood	100%	2-4	\$3,600	2040	**	5	\$6,600	
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : Throughout									
Parapets									
	Wood Cornice	100%	2-4	\$5,300	2034	**	5	\$6,000	
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : Throughout									
Roof									
	Modified Bitumen	10%			2024	\$3,500	10	\$600	
	Slate	50%			LIFE	**			
	Not Accessible	40%							
Interior									
Floors									
	Cast in Place Concrete	8%	2-4	\$100	LIFE	**	5	\$600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Ceramic Tile	5%			2027	**	5	\$200	
	Vinyl Tile	2%	2-4	\$600	2034	**	3		
Cracking/Crumbling, Extent : Severe, Area Affected : 100%									
Location : Throughout									
	Wood	85%	2-4	\$9,500	2052	**	5	\$2,800	
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : Throughout									
Interior Walls									
	Masonry: Brick	20%	2-4	\$1,300	LIFE	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Plaster	80%	2-4	\$4,300	LIFE	**	5	\$800	
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Throughout									
Ceilings									
	Plaster	100%			LIFE	**	5	\$2,200	
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									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN COTTAGE 2

Asset # : 2398

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2044	* *	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Main Service Switch Rated @ 100 Amperes							
	Transformers								
	Dry Type	100%			2037	* *	5		
		Other Observation, Extent : Moderate, 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	\$2,900	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	\$4,800	2049	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	40%			2044	* *	1		
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$9,300	LIFE	* *	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	20%			2019	\$2,400	10	\$400	
		T-12 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Fluorescent	20%			2019	\$2,400	10	\$400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : Compact Fluorescent Light Fixtures							
	Incandescent	60%			2019	\$7,100	2		
Alarm									
	Fire/Smoke Detection								
	Generic	100%			2029	* *	1-3	\$1,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Station And Smoke Detector							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific 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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			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 : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 1 Unit								
	Distribution								
	Steam Piping/Pump	100%			2024	\$15,800	4	\$100	
	Terminal Devices								
	Convactor/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 : Severe, Area Affected : 100%								
	Location : Throughout								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-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
Program / Asset # : DCA0039.050 / 13420 **Yr Built/Renovated** : 1885 / 2000
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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN COTTAGE 5 - GIFT SHOP
Asset # : 13420

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	87%	2-4	\$3,600	LIFE	* *	5	\$2,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Limestone	2%	2-4	\$600	LIFE	* *	5		
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Slate Panels	1%	2-4	\$100	LIFE	* *	5		
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Wood	10%	0-2	\$1,400	2029	* *	5	\$600	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Windows									
	Wood	100%	2-4	\$1,100	2040	* *	5	\$900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Parapets									
	Metal Cornice	100%	2-4	\$7,600	2039	* *			
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Roof									
	Copper/Terne	50%			2052	* *	10	\$1,500	
	Slate	50%			LIFE	* *			
Interior									
Floors									
	Cast in Place Concrete	5%	2-4	\$100	LIFE	* *	5	\$200	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Ceramic Tile	5%	2-4	\$200	2033	* *	5	\$100	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Wood	90%	4+	\$7,000	2052	* *	5	\$1,900	
		Deteriorated Finish, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Interior Walls									
	Gypsum Board	100%	2-4	\$600	LIFE	* *	5	\$800	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Ceilings									
	Gypsum Board	100%			LIFE	* *	5	\$2,800	

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN COTTAGE 5 - GIFT SHOP
Asset # : 13420

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2034	* *	1		
Panelboards								
Molded Case Bkrs	100%			2032	* *	5	\$100	
Wiring								
Thermoplastic	100%			2034	* *	1		
Lighting								
Interior Lighting								
Fluorescent	10%			2019	\$800	10	\$100	
	<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Fluorescent	60%			2024	\$5,000	10	\$800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : Compact Fluorescent Fixtures</i>							
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								
Generic	100%			2029	* *	1	\$1,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Intrusion Alarm Only</i>							
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$1,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Manual Pull Station And Strobe Lights, Horns</i>							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2037	* *	1	\$700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 1 Unit</i>							
Distribution								
Hot Wtr Piping/Pump	100%			2040	* *	4	\$100	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN COTTAGE 5 - GIFT SHOP
Asset # : 13420

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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%							

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-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
Program / Asset # : DCA0024.180 / 2657 **Yr Built/Renovated** : 1856 / 1986
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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN VETERANS MEMORIAL HALL
Asset # : 2657

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	4+	\$18,300	LIFE	* *	5	\$11,300	
Spalling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Wood	5%	4+	\$3,300	2029	* *	5	\$1,500	
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Tower								
Split/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Tower								
Windows								
Wood	98%			2040	* *	5	\$21,400	
Wood	2%	Now	\$1,300	2049	* *	5	\$200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Tower								
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Tower								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Tower								
Explanation : These Are Actually Wood Louvers								
Parapets								
Wood Cornice	98%	Now	\$19,300	2034	* *	5	\$25,300	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Wood Rail	2%	Now	\$1,400	2029	* *	5	\$600	1
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Tower								
Loose/Miss Fasteners, Extent : Severe, Area Affected : 25%								
Location : Tower								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Tower								
Roof								
Copper/Terne	100%	Now	\$13,500	2052	* *			
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Interior								
Floors								
Carpet	75%	0-2	\$103,700	2026	\$103,700	3	\$11,400	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Ceramic Tile	10%			2033	* *	5	\$1,000	
Vinyl Tile	5%			2029	* *	3	\$300	
Wood	10%			2039	* *	5	\$1,900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN VETERANS MEMORIAL HALL
Asset # : 2657

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Gypsum Board	30%			LIFE	**	5	\$1,200	
Plaster	45%	Now	\$1,300	LIFE	**	5	\$900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
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	
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location :</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future 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%			2029	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 45 Kva 480-208/120v</i>								
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

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Estimates are rounded to the nearest hundred dollars.*

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN VETERANS MEMORIAL HALL
Asset # : 2657

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	20%			2024	\$7,600	10	\$1,200	
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
Fluorescent	30%			2024	\$11,300	10	\$1,900	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Compact Fluorescent Light Fixtures							
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, Area Affected : 100%							
	Location : Front Only							
	Explanation : Cfl (Compact Fluorescent Light Fixtures)							
Alarm								
Security System								
No Component	70%							
Generic	30%			2019	\$7,800	1	\$900	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : Intrusion Alarm Only							
Fire/Smoke Detection								
Generic	100%			2019	\$89,500	1-3	\$5,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Strobe Lights, Horns, Smoke Detectors And Manual Pull Station							

Mechanical		Current 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								
Campus Steam	100%			2034	* *	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Building L</i>							
	<i>Explanation : Steam From Power House</i>							
Conversion Equipment								
HTHW/HW Exchanger	100%			2033	* *	2	\$400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 1 Unit</i>							
Distribution								
Hot Wtr Piping/Pump	100%			2032	* *	4	\$300	

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN VETERANS MEMORIAL HALL
Asset # : 2657

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	60%			2024	\$23,400	1	\$2,500	
	Convactor/Radiator	40%			2029	* *	1	\$900	
Air Conditioning									
	Energy Source								
	District C.W.	100%			2034	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Building L								
	Explanation : Chilled Water From Power House								
	Distribution								
	Chilled Wtr Pipe/Pump	100%			2034	* *	4	\$500	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2024	\$30,700	1	\$4,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,800	
	Exhaust Fans								
	Interior	100%			2024	\$8,000	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	* *	1		
	Water Heater								
	Electric	100%			2019	\$1,100	4		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2024	\$11,800	4	\$1,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B, G, I								
	Explanation : One Unit For Handicap								
Fire Suppression									
	Sprinkler								
	Generic	100%			2024	\$84,500	1-2	\$1,900	

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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 : STATEN IS. INST. ARTS & SCIENCES BUILDING A
Address : 1000 RICHMOND TERRACE SNUG HARBOR
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0028.010 / 2400 **Yr Built/Renovated** : 1879 / 2014
Area Sq Ft : 24,448 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 24-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 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



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 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS. INST. ARTS & SCIENCES BUILDING A
Asset # : 2400

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Exterior

Exterior Walls

Masonry: Brick	75%	LIFE	* *	5	\$24,200
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Recent Repair Evident, Extent : Light, Area Affected : 50%
Location : Throughout

Masonry: Granite	5%	LIFE	* *	5	\$1,200
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Recent Repair Evident, Extent : Light, Area Affected : 50%
Location : Entrance Steps

Masonry: Limestone	20%	LIFE	* *	5	\$4,800
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Recent Repair Evident, Extent : Light, Area Affected : 50%
Location : Throughout

Windows

Wood	100%	2050	* *	5	\$71,000
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Recent Replace Evident, Extent : Light, Area Affected : 100%
Location : Throughout

Parapets

Metal Cornice	100%	2053	* *	10	\$21,600
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Roof

Metal Panel	98%	2038	* *	10	\$68,500
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout
Explanation : Lead Coated

Skylight, Metal/Glass	2%	2045	* *	10	\$2,500
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Interior

Floors

Under Construction	100%
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Interior Walls

Under Construction	100%
--------------------	------

Ceilings

Under Construction	100%
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Under Construction	100%
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Transformers

Under Construction	100%
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Switchgear / Switchboard

Under Construction	100%
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Raceway

Not Accessible	90%
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Under Construction	10%
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Panelboards

Under Construction	100%
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS. INST. ARTS & SCIENCES BUILDING A
Asset # : 2400

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Under Construction	100%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Throughout							
		Explanation : Entire Building Is Under Renovation							
	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		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Under Construction	100%							
	Conversion Equipment								
	Under Construction	100%							
	Distribution								
	Under Construction	100%							
	Terminal Devices								
	Under Construction	100%							
	Heat Rejection								
	Under Construction	100%							
Ventilation									
	Distribution								
	Under Construction	100%							
	Exhaust Fans								
	Under Construction	100%							
Plumbing									
	H/C Water Piping								
	Under Construction	100%							
	Water Heater								
	Under Construction	100%							
	HW Heat Exchanger								
	Under Construction	100%							
	Sanitary Piping								
	Under Construction	100%							
	Storm Drain Piping								
	Under Construction	100%							
	Sump Pump(s)								
	Under Construction	100%							
	Sewage Ejector(s)								
	Under Construction	100%							
	Backflow Preventer								
	Under Construction	100%							
	Fixtures								
	Under Construction	100%							
Vertical Transport									
	Elevators								
	Under Construction	100%							
Fire Suppression									
	Standpipe								
	Under Construction	100%							
	Sprinkler								
	Under Construction	100%							
	Fire Pump								
	Under Construction	100%							
	Chemical System								
	Under Construction	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 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	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$69,800	LIFE	* *	5	\$23,700	
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Masonry: Granite	5%	Now	\$51,300	LIFE	* *	5	\$1,100	
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%							
	Location : Entrance Steps							
Masonry: Limestone	15%	Now	\$157,800	LIFE	* *	5	\$3,300	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Front Facade							
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Windows								
Wood	100%			2041	* *	5	\$65,100	
Parapets								
Metal Cornice	100%	Now	\$70,500	2053	* *			
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : North And South Sides							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : North And South Sides							
Roof								
Metal Panel	95%	Now	\$91,400	2038	* *			
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%							
	Location : South Side							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Lead Coated							
Skylight, Metal/Glass	5%			2045	* *	10	\$5,800	
Interior								
Floors								
Wood	100%	Now	\$1,501,200	2065	* *	5	\$35,000	
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Dry Rot/Decay, Extent : Severe, Area Affected : 50%							
	Location : Throughout							
	Water Penetration, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
Interior Walls								
Plaster	100%	Now	\$285,400	LIFE	* *	5	\$10,900	
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Ceilings								
Plaster	100%	Now	\$477,900	LIFE	* *	5	\$23,300	
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
	Location : Throughout							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS. INST. ARTS & SCIENCES BUILDING B
Asset # : 2401

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%	0-2	\$30,600	2055	* *	1		
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Panelboards									
	Fused Toggle Switch	100%	0-2	\$21,900	2050	* *	5	\$300	
		Enclosure Corroded, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Wiring									
	Braided Cloth	100%	0-2	\$27,100	2050	* *	1		
		Insulation Aged, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Lighting									
	Interior Lighting								
	Incandescent	100%	0-2	\$294,900	2035	* *	2	\$400	
		Inadequate Ltg Level, Extent : Severe, Area Affected : 100%							
		Location : Throughout							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-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
Program / Asset # : DCA0028.000 / 4371 **Yr Built/Renovated** : 1917 / 1998
Area Sq Ft : 23,300 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 24-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,etc
Block : 9 **Lot** : 1 **BIN** : 5000088

CAPITAL	FY 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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 STATEN ISLAND MUSEUM
Asset # : 4371

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%	Now	\$153,100	LIFE	* *	5	\$26,000	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%									
Location : West Facade									
Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%									
Location : West Facade									
	Masonry: Brick Cavity	10%			LIFE	* *	5	\$3,500	
	Masonry: Limestone	5%	Now	\$18,500	LIFE	* *	5	\$1,300	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Horizontal Bands									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Horizontal Bands									
	Window Wall	10%			2045	* *	5	\$13,000	
Windows									
	Aluminum	85%			2041	* *	5	\$6,500	
	Wood	15%	Now	\$31,300	2050	* *	5	\$5,700	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Attic									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Attic									
Split/Cracked, Extent : Moderate, Area Affected : 50%									
Location : Attic									
Parapets									
	Masonry: Brick Cavity	15%			LIFE	* *	5	\$700	
	Masonry: Limestone	85%	Now	\$62,300	LIFE	* *	5	\$5,100	
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Cornice									
Other Observation, Extent : Moderate, Area Affected : 25%									
Location : Cornice									
Explanation : Jnt Mortar Miss/Erod									
Roof									
	Copper/Terne	10%			2040	* *	10	\$6,800	
	Single Ply Membrane	15%			2030	* *	10	\$4,100	
	Slate	75%	Now	\$67,600	LIFE	* *			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%									
Location : West Facade									
Water Penetration, Extent : Light, Area Affected : 10%									
Location : 3rd Fl Where New Addition Meets Old Bldg									
Interior									
Floors									
	Carpet	60%			2024	\$290,100	3	\$34,900	
	Cast in Place Concrete	15%			LIFE	* *	5	\$12,700	
	Ceramic Tile	2%			2034	* *	5	\$800	
	Vinyl Tile	23%			2030	* *	3	\$3,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS. INST. ARTS & SCIENCES STATEN ISLAND MUSEUM
Asset # : 4371

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

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			Future 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	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : No Available Nameplate Rating

Switchgear / Switchboard

Molded Case Bkrs	100%			2025	\$31,800	5	\$600	
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Raceway

Conduit	15%			2045	* *	1		
Conduit	85%			2025	\$26,000	1		

Panelboards

Molded Case Bkrs	15%			2041	* *	5	\$100	
Molded Case Bkrs	85%			2024	\$18,600	5	\$500	

Wiring

Braided Cloth	85%	2-4	\$23,000	2050	* *	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	15%			2045	* *	1		
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Ground

Grounding Devices

Not Accessible	100%							
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Lighting

Interior Lighting

Fluorescent	40%			2030	* *	10	\$9,500	
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T-8 Lamps, Extent : Moderate, Area Affected : 100%

Location : Office Areas

Fluorescent	10%			2020	\$30,700	10	\$2,400	
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T-12 Lamps, Extent : Moderate, Area Affected : 100%

Location : Attic

Incandescent	50%			2025	\$153,400	2	\$300	
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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS. INST. ARTS & SCIENCES STATEN ISLAND MUSEUM
Asset # : 4371

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

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 Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Explanation : Smoke Alarm System Is Incorporated To The Intrusion Alarm System

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Heating

Energy Source									
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									
Convactor/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			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 80%</i>									
<i>Location : 7 Units. 3 Are In Rear Yard, 4 Are On Roof At 2nd Floor</i>									
No Component	20%								
Distribution									
Ductwork/Diffusers	80%			LIFE		* *	2	\$27,000	
No Component	20%								
Terminal Devices									
Fan Coil - Cooling	60%			2025		\$93,500	1	\$5,000	
Fan Coil - Cool/Heat	20%			2025		\$76,600	1	\$1,700	
No Component	20%								

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Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS. INST. ARTS & SCIENCES STATEN ISLAND MUSEUM
Asset # : 4371

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	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 Observation, Extent : Light, Area Affected : 100%								
	Location : B, 1, 2, 3 (attic)								
	Explanation : 1 Unit								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-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
Program / Asset # : DCA0029.010 / 13438 **Yr Built/Renovated** : 1891 / 2001
Area Sq Ft : 10,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 18-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BLDG O (BARN)

Asset # : 13438

Architecture		Current Repair			Future Replacement		Maintenance		
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	\$179,900	
	Masonry: Fieldstone	20%	0-2	\$93,500	LIFE	**	5	\$41,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Metal Panel	10%			2045	**	5-10	\$190,300	
	Wood	5%			2038	**	5	\$69,200	
Windows									
	Wood	100%			2041	**	5	\$33,000	
Roof									
	Built-Up (BUR)	5%			2030	**	10	\$800	
	Copper/Terne	70%			2053	**	10	\$26,900	
	Plaza Roof: Stone Panels	20%			2051	**			
	Skylight, Metal/Glass	5%	0-2	\$5,500	2035	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Interior									
Floors									
	Cast in Place Concrete	40%	Now	\$9,400	LIFE	**	5	\$20,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Ceramic Tile	5%			2034	**	5	\$1,200	
	Slate	15%			LIFE	**	5	\$3,700	
	Wood	40%	Now	\$59,600	2053	**	5	\$8,700	
	Broken/Missing Elements, Extent : Light, Area Affected : 60%								
	Location : Throughout								
	Deteriorated Finish, Extent : Severe, Area Affected : 40%								
	Location : Throughout								
Interior Walls									
	Cast in Place Concrete	3%	Now	\$2,800	LIFE	**			
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	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 Observation, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Explanation : Water Penetration								
	SGFT/Glazed Masonry	35%			LIFE	**			
	Wood	3%			LIFE	**	5	\$3,600	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BLDG O (BARN)

Asset # : 13438

Architecture	Current Repair			Future Replacement		Maintenance		
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
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Cracking/Crumbling, Extent : Severe, Area Affected : 30%

Location : Throughout

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		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2051	* *	5	\$300
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Switchgear / Switchboard

Molded Case Bkrs	100%			2051	* *	5	\$300
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Raceway

Conduit	100%			2051	* *	1	
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Panelboards

Fused Disc Sw	5%			2047	* *	5	
Molded Case Bkrs	95%			2047	* *	5	\$300

Wiring

Thermoplastic	100%			2051	* *	1	
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Motor Controllers

Locally Mounted	100%			2042	* *	5	\$100
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Ground

Grounding Devices

Generic	100%			LIFE	* *	5	\$100
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Lighting

Interior Lighting

Fluorescent	60%			2033	* *	10	\$5,500
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : T-8 Lamps

Fluorescent	8%			2033	* *	10	\$700
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Lobby, Store And Stairway

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	
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BLDG O (BARN)

Asset # : 13438

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2045	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2038	* *	1	\$5,700	
	Other Observation, Extent : Light, Area Affected : 100% Location : Ground Floor Boiler Room Explanation : 1 Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%			2041	* *	4	\$900	
	Terminal Devices								
	Air Handler	70%			2030	* *	1	\$5,000	
	Convactor/Radiator	30%			2038	* *	1	\$1,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2030	* *	1	\$5,400	
	Distribution								
	Chilled Wtr Pipe/Pump	100%			2045	* *	4	\$900	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2030	* *	1	\$7,200	
	Heat Rejection								
	Remote Air Cond	25%			2030	* *	2	\$2,000	
	Water Cool Tower	75%			2026	\$24,400	2	\$8,800	
Ventilation									
	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		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BLDG O (BARN)

Asset # : 13438

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated 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 Janitor 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	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-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
Program / Asset # : DCA0029.000 / 3007 **Yr Built/Renovated** : 1913 / 2014
Area Sq Ft : 15,456 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 18-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BUILDING M
Asset # : 3007

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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/Erod, Extent : Moderate, Area Affected : 25%								
Location : Cornice								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Cornice								
Window Wall	7%			2045	* *	5	\$72,700	
Windows								
Wood	25%	2-4	\$9,100	2033	* *	5	\$4,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 15%								
Location : First Floor								
Wood	75%	2-4	\$20,400	2041	* *	5	\$12,400	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%								
Location : Throughout								
Roof								
Cast in Place Concrete	5%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 25%								
Location : Over Connector Basement								
Explanation : Concrete With Glass Block Units								
Copper/Terne	50%			2065	* *	10	\$19,200	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Metal Panel	5%			2038	* *	10	\$1,400	
Modified Bitumen	30%			2035	* *	10	\$4,600	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Panel/Paver: Cer/Brk	5%	0-2	\$1,700	2045	* *			
Water Penetration, Extent : Light, Area Affected : 20%								
Location : Throughout								
Skylight, Metal/Glass	5%			2055	* *	10	\$2,600	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BUILDING M
Asset # : 3007

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	35%	0-2	\$100,900	2027	**	3	\$12,100	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 66%								
Location : Throughout								
Staining/Discoloring, Extent : Severe, Area Affected : 66%								
Location : Throughout								
Cast in Place Concrete	5%			LIFE	**	5	\$2,500	
Ceramic Tile	5%			2034	**	5	\$1,200	
Slate	5%	0-2	\$3,900	LIFE	**	5	\$1,200	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Lobby								
Vinyl Tile	20%			2030	**	3	\$1,700	
Wood	30%	4+	\$44,700	2053	**	5	\$6,500	
Deteriorated Finish, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Interior Walls								
Gypsum Board	70%	Now	\$4,200	LIFE	**	5	\$12,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Throughout								
Plaster	20%	Now	\$2,300	LIFE	**	5	\$1,800	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Stair, East Windows On Third Floor								
Plywood/Hardboard	10%	0-2	\$600	LIFE	**			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ceilings								
AcousTileConcealSpLn	5%			2038	**	5	\$1,400	
Exposed Concrete	5%			LIFE	**	5	\$200	
Exposed Concrete	5%			LIFE	**	5	\$200	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	45%			LIFE	**	5	\$13,000	
Plaster	35%	0-2	\$20,800	LIFE	**	5	\$5,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

Electrical		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2025	\$20,300	5	\$100		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 1200 Amps Main Disconnect Switch									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BUILDING M
Asset # : 3007

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 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								
Fused Disc Sw	5%			2041	* *	5		
Molded Case Bkrs	30%			2041	* *	5	\$100	
Molded Case Bkrs	65%			2024	\$9,500	5	\$300	
Motor Controllers								
Locally Mounted	20%			2038	* *	5		
Locally Mounted	80%			2023	\$24,200	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	24%			2020	\$43,900	10	\$3,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Offices							
	Explanation : Using T-12 Lamps							
Fluorescent	20%			2030	* *	10	\$2,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : New Addition							
	Explanation : Using T-8 Lamps							
Fluorescent	5%			2030	* *	10	\$700	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Lobby And Stairway							
	Explanation : Using T-5 Lamps							
HID	1%			2030	* *	10		
Incandescent	50%			2030	* *	2	\$200	
Egress Lighting								
Emergency, Battery	50%			2030	* *	10	\$1,900	
Exit, Service	50%			2030	* *	1		
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	* *	1	\$1,700	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : No C C T V Cameras							
Fire/Smoke Detection								
Generic, Digital	100%			2033	* *			

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BUILDING M
Asset # : 3007

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Campus Steam	100%			2035	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam Comes From Snug Harbor Power Plant							
Conversion Equipment									
	Heat Exchanger	50%			2038	* *	1	\$4,400	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Basement							
		Explanation : 1 Unit							
	Heat Exchanger	50%			2028	* *	1	\$4,400	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Basement							
		Explanation : 1 Unit							
Distribution									
	Hot Wtr Piping/Pump	90%			2033	* *	4	\$1,200	
		Insul. Deteriorating, Extent : Severe, Area Affected : 30%							
		Location : All Piping In Basement							
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Pneumatic Control System, Throughout							
		Not in Service, Extent : Severe, Area Affected : 30%							
		Location : 1 Out Of 3 Booster Pump, Basement							
	Steam Piping/Pump	10%	Now	\$12,200	2055	* *	4	\$100	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Vacuum Condensate Units - 1 Obsolete, 1 On Extended Life							
Terminal Devices									
	Air Handler	60%			2025	\$56,600	1	\$6,700	
	Convactor/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 Power House - Building L							
Distribution									
	Chilled Wtr Pipe/Pump	100%			2035	* *	4	\$900	
		Insul. Deteriorating, Extent : Severe, Area Affected : 30%							
		Location : Basement							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2025	\$74,300	1	\$11,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$10,000	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BUILDING M

Asset # : 3007

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	90%			2025	\$17,400	2	\$500	
	Wall Unit	10%			2025	\$2,600	2	\$100	
	Other Observation, Extent : Light, Area Affected : 10%								
	Location : Repair Shop, Basement								
	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 : Light, Area Affected : 100%								
	Location : B-3								
	Explanation : One Unit								
Fire Suppression									
	Sprinkler								
	No Component	30%							
	Generic	70%			2035	* *	1-2	\$3,500	

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY HORSE BARN
Asset # : 13598

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Exterior

Exterior Walls	Wood	100%			2038	* *	5	\$34,400	
Windows	Aluminum	100%			2041	* *	5	\$500	
Roof	Metal Panel	100%			2038	* *	10	\$10,200	

Interior

Floors	Cast in Place Concrete	85%			LIFE	* *	5	\$8,300	
	Wood	15%			2053	* *	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Mezzanine Level</i>									
<i>Explanation : Used As Hay Loft</i>									
Interior Walls	Gypsum Board	15%			LIFE	* *	5	\$400	
	Wood	85%			LIFE	* *	5	\$13,700	
Ceilings	Exposed Struc: Wood	100%			LIFE	* *			

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Raceway	Conduit	100%			2045	* *	1		
Panelboards	Molded Case Bkrs	100%			2041	* *	5	\$100	
Wiring	Thermoplastic	100%			2045	* *	1		

Lighting

Interior Lighting	Fluorescent	100%			2030	* *	10	\$2,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : Compact Fluorescent Lamps</i>									
Egress Lighting	Emergency, Battery	50%			2030	* *	10	\$400	
	Exit, Service	50%			2030	* *	1		
Exterior Lighting	HID	100%			2030	* *	10		

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail 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.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY HORSE BARN
Asset # : 13598

Mechanical		Current Repair		Future Replacement		Maintenance			
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	

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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 : STATEN ISLAND ZOOLOGICAL SOCIETY HOSPITAL BUILDING
Address : 614 BROADWAY BARRETT PARK
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0003.030 / 2322 **Yr Built/Renovated** : 1984 / 2013
Area Sq Ft : 6,400 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 25-Nov-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 314 **Lot** : 70 **BIN** : 5106734

CAPITAL	FY 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY HOSPITAL BUILDING
Asset # : 2322

Architecture		Current Repair			Future Replacement		Maintenance		
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	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Windows									
	Aluminum	100%			2041	**	5	\$200	
Parapets									
	Masonry: Brick	90%			LIFE	**	5	\$1,900	
	Pre-Cast Concrete	10%			LIFE	**	5	\$1,300	
Roof									
	Metal Panel	5%			2038	**	10	\$1,300	
	Single Ply Membrane	35%			2035	**	10	\$4,800	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
	Slate	45%	2-4	\$20,400	LIFE	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Sloped Glazing	15%			LIFE	**	5	\$27,500	
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$1,100	
	Ceramic Tile	5%			2034	**	5	\$500	
	Terrazzo	90%			LIFE	**	5	\$7,000	
Interior Walls									
	Concrete Masonry Unit	60%			LIFE	**	5	\$3,300	
	Plaster	40%			LIFE	**	5	\$1,600	
Ceilings									
	AcousTileSusp.Lay-In	25%	Now	\$3,900	2038	**	5	\$1,200	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Below Flat Roofs									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Below Flat Roofs									
	Exposed Concrete	25%			LIFE	**	5	\$400	
	Gypsum Board	25%			LIFE	**	5	\$3,100	
	Plaster	25%			LIFE	**	5	\$1,600	

Electrical		Current Repair			Future Replacement		Maintenance		
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	30%			2035	* *	5		
	Molded Case Bkrs	70%			2035	* *	5	\$100	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY HOSPITAL BUILDING
Asset # : 2322

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	70%			2025	\$5,800	1		
	Conduit	20%			2035	* *	1		
	Conduit	10%			2045	* *	1		
Panelboards									
	Fused Disc Sw	5%			2033	* *	5		
	Molded Case Bkrs	75%			2033	* *	5	\$100	
	Molded Case Bkrs	20%			2024	\$2,900	5		
Wiring									
	Thermoplastic	50%			2025	\$5,200	1		
	Thermoplastic	40%			2035	* *	1		
	Thermoplastic	10%			2045	* *	1		
Motor Controllers									
	Locally Mounted	100%			2030	* *	5		
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
Interior Lighting									
	Fluorescent	20%			2030	* *	10	\$1,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : New Addition							
		Explanation : T-8 Lamps							
	Fluorescent	80%			2020	\$291,500	10	\$4,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
Egress Lighting									
	Emergency, Service	40%			2025	\$1,300	1		
	Emergency, Battery	10%			2025	\$900	10	\$200	
	Exit, LED	25%			2053	* *	1		
	Exit, Service	25%			2025	\$500	1		
Exterior Lighting									
	Fluorescent	100%			2030	* *	10	\$600	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
Alarm									
Security System									
	Generic	100%			2030	* *	1	\$2,400	
Fire/Smoke Detection									
	Generic, Digital	100%			2030	* *			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallway							
		Explanation : Est 2 Central Office Communicator Panel,Smokedetection,Individual Coded,Strobe Lights,Horn,Pullbox,Smoke & Trouble Bell							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY HOSPITAL BUILDING
Asset # : 2322

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2035	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%	0-2	\$1,500	2023	\$14,600	1	\$3,000	
		Obsolete Equipment, Extent : Moderate, Area Affected : 60%							
		Location : Boiler For Old Section Appears To Be Undersized							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : One Unit For Old Section And One For New Section							
		Explanation : Two Units							
	Distribution								
	Hot Wtr Piping/Pump	100%			2024	\$32,600	4	\$300	
	Terminal Devices								
	Air Handler	100%			2020	\$35,000	1	\$4,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	50%			2020	\$11,000	1	\$1,500	
		R-22 Refrigerant, Extent : Light, Area Affected : 50%							
		Location : Outside							
	Reciprocating Compr/Chiller	50%			2030	* *	1	\$1,500	
		R-22 Refrigerant, Extent : Light, Area Affected : 50%							
		Location : Outside							
	Terminal Devices								
	Direct Expansion	50%			2020	\$1,300	1		
	Direct Expansion	50%			2030	* *	1		
	Heat Rejection								
	Air Condenser Unit	100%			2025	\$13,000	2	\$4,600	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,700	
	Exhaust Fans								
	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								
	Generic	100%			2030	* *	1	\$400	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY HOSPITAL BUILDING

Asset # : 2322

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Plumbing

Fixtures

Generic

100%

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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
Program / Asset # : DCA0003.010 / 2321 **Yr Built/Renovated** : 1935 / 2006
Area Sq Ft : 42,760 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 25-Nov-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 314 **Lot** : 70 **BIN** : 5106733

CAPITAL	FY 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



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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING
Asset # : 2321

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	92%	Now	\$24,900	LIFE	* *	5	\$42,200	
Expansion Jnt Failure, Extent : Moderate, 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 : Throughout								
Explanation : Slate Roof								
Roof								
Metal Panel	5%	Now	\$1,000	2038	* *			
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Modified Bitumen	30%			2030	* *	10	\$5,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Over Reptile Wing Roof								
Explanation : Loose Ballast								
Skylight, Metal/Glass	3%	Now	\$3,900	2045	* *			
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Slate	50%	Now	\$150,000	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Throughout West Wing								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : West Wing								
Sloped Glazing	12%	Now	\$74,600	LIFE	* *	5	\$29,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Throughout								

Interior

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING
Asset # : 2321

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	12%	Now	\$4,700	2024	\$94,800	3	\$11,400	
	Staining/Discoloring, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Cast in Place Concrete	25%	Now	\$3,200	LIFE	**	5	\$34,700	
	Water Penetration, Extent : Light, Area Affected : 5%							
	Location : Boiler Room							
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	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2045	* *	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 1200 Amps Main Disconnect Switch									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2045	* *	5	\$1,100	
Raceway									
	Conduit	100%			2045	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING

Asset # : 2321

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
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, Area Affected : 100%								
Location : Outdoor Generator								
Explanation : One 300 Gallon Tank								
Lighting								
Interior Lighting								
Fluorescent	40%			2033	**	10	\$15,500	
Other Observation, Extent : Moderate, Area Affected : 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	70%							
Generic	30%			2030	**	1	\$4,800	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING
Asset # : 2321

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Alarm

Fire/Smoke Detection

No Component 20%

Generic, Digital 80%

2030 * *

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : G E Est 3 - Mea 13-92-e Central Office Communicator Panel With Smoke & Trouble Bell, Pullbox & Strobe Light W/ Horn*

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas 100%

2035 * *

1

Conversion Equipment

Steam Boiler 100%

2023 \$356,100

1

\$41,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units*

Distribution

Hot Wtr Piping/Pump 80%

2033 * *

4

\$2,500

Steam Piping/Pump 20%

Now

\$11,500

2025 \$57,600

4

\$400

*Corroded, Extent : Severe, Area Affected : 30%**Location : Condensate Tank And Return Lines, Boiler Room*

Terminal Devices

Air Handler 20%

2020 \$44,600

1

\$5,200

Air Handler 50%

2030 * *

1

\$13,100

Convactor/Radiator 20%

2023 \$19,200

1

\$2,700

Unit Heater-Stm/HW 10%

2030 * *

4

\$600

Air Conditioning

Energy Source

Electricity 100%

2033 * *

1

Conversion Equipment

Reciprocating 100%

2030 * *

1

\$19,600

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Basement*

Distribution

Chilled Wtr Pipe/Pump 100%

2045 * *

4

\$3,100

Terminal Devices

Air Handler/Cool/Ht 80%

2030 * *

1

\$21,000

Air Handler/Cool/Ht 20%

2020 \$35,100

1

\$5,200

Heat Rejection

Remote Air Cond 100%

2025 \$247,000

2

\$29,500

Ventilation

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING
Asset # : 2321

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 Affected : 100%								
	Location : B-2								
	Explanation : 1 Unit								
Fire Suppression									
Sprinkler									
	No Component	60%							
	Generic	40%			2045	* *	1-2	\$4,700	

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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
Program / Asset # : DCA0003.020 / 2164 **Yr Built/Renovated** : 1935 / 1983
Area Sq Ft : 4,800 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 25-Nov-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 314 **Lot** : 70 **BIN** : 5141695

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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/Balnc Not Funct, Extent : Severe, Area Affected : 66%**Location : Throughout***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		**			

*Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%**Location : Throughout*

Skylight, Plastic	3%	2-4	\$2,800	2038		**	1		
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 20%**Location : Throughout***Interior****Floors**

Cast in Place Concrete	55%			LIFE		**	5	\$9,000	
Ceramic Tile	10%			2034		**	5	\$700	
Terrazzo	35%			LIFE		**	5	\$2,000	

Interior Walls

Ceramic Tile	50%			2034		**	5	\$5,100	
Masonry: Brick	50%			LIFE		**			

Ceilings

Gypsum Board	5%			LIFE		**	5	\$500	
Metal Panel	45%			LIFE		**	5	\$4,200	
Plaster	50%	Now	\$4,800	LIFE		**	5	\$2,300	

*Cracking/Crumbling, Extent : Moderate, Area Affected : 30%**Location : Maintenance Areas**Staining/Discoloring, Extent : Moderate, Area Affected : 10%**Location : Maintenance Areas*

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Under 600 Volts**Raceway**

Conduit	100%			2025		\$3,700	1		
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Panelboards

Molded Case Bkrs	100%			2024		\$7,300	5	\$100	
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Wiring

Thermoplastic	100%			2025		\$8,000	1		
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY MAINTENANCE/COMMISSARY BLDG.
Asset # : 2164

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	100%			2020	\$25,400	10	\$4,600	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Throughout The Building					
				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, Area Affected : 100%					
				Location : Throughout The Building					
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2035	* *	1		
	Conversion Equipment								
	Furnace	100%			2020	\$5,900	1	\$2,500	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Outside The Wall					
				Explanation : Two Units					
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	40%			2020	\$12,800	2	\$100	
				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	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY MAINTENANCE/COMMISSARY BLDG.

Asset # : 2164

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 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			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY OPEN AIR PAVILION
Asset # : 4495

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Exterior

Exterior Walls

Masonry: Brick	10%			LIFE		* *	5	\$300	
Wood	10%	4+	\$1,700	2038		* *	5	\$800	

*Deteriorated Finish, Extent : Light, Area Affected : 10%**Location : Throughout*

No Component	80%
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Roof

Slate	80%			LIFE		* *			
Sloped Glazing	20%			LIFE		* *	5	\$9,800	

Interior

Floors

Panel/Paver: Cer/Brk	100%			2041		* *	5	\$4,400	
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Ceilings

Exposed Struc: Wood	100%	4+	\$12,000	LIFE		* *			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%**Location : Throughout*

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Raceway

Conduit	100%			2035		* *	1		
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Wiring

Thermoplastic	100%			2035		* *	1		
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Lighting

Interior Lighting

Incandescent	100%			2025		\$6,700	2		
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Exterior Lighting

HID	100%			2025		\$5,300	10		
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Exterior

Exterior Walls									
Masonry: Brick	100%			LIFE		* *	5	\$2,600	
Windows									
Aluminum	100%			2041		* *	5	\$400	
Roof									
Single Ply Membrane	30%			2030		* *	10	\$1,500	
Slate	50%			LIFE		* *			
Sloped Glazing	20%			LIFE		* *	5	\$13,600	

Interior

Floors									
Cast in Place Concrete	15%			LIFE		* *	5	\$1,000	
Ceramic Tile	85%			2034		* *	5	\$2,600	
Interior Walls									
Ceramic Tile	25%			2034		* *	5	\$300	
Gypsum Board	5%			LIFE		* *	5		
Masonry: Brick	70%			LIFE		* *			
Ceilings									
AcousTileSusp.Lay-In	20%			2038		* *	5	\$600	
Gypsum Board	80%			LIFE		* *	5	\$3,100	

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Raceway									
Conduit	100%			2045		* *	1		
Panelboards									
Molded Case Bkrs	100%			2041		* *	5	\$100	
Wiring									
Thermoplastic	100%			2045		* *	1		
Motor Controllers									
Locally Mounted	100%			2038		* *	5		

Lighting

Interior Lighting									
Fluorescent	50%			2030		* *	10	\$900	
Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : T-8 Lamps									
Fluorescent	50%			2030		* *	10	\$900	
Other Observation, Extent : Moderate, Area Affected : 50% Location : Basement Explanation : T-12 Lamps									
Egress Lighting									
Emergency, Battery	50%			2030		* *	10	\$200	
Exit, Service	50%			2030		* *	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY ZOO CAFE & GIFT SHOP

Asset # : 2799

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Lighting

Exterior Lighting
Fluorescent

100% 2030 * * 10 \$200
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Outside
Explanation : Using Compact Fluorescent Lamps

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100% 2045 * * 1

Conversion Equipment

Furnace

100% 2030 * * 1 \$1,000
Other Observation, Extent : Moderate, Area Affected : 100%
Location : At Outside Walls
Explanation : Two Units And No Perimeter Heat

Air Conditioning

Energy Source

Electricity

100% 2041 * * 1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100% 2030 * * 2 \$100
R-22 Refrigerant, Extent : Light, Area Affected : 100%
Location : 2 Units Outside

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific 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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Chemical System									
	Generic	100%			2023	\$25,500	1-3	\$55,000	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-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
Program / Asset # : DCA0036.000 / 3005 **Yr Built/Renovated** : 1909 / 2008
Area Sq Ft : 10,452 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 15-Apr-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 1909 **Lot** : 9 **BIN** : 1057819

CAPITAL	FY 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STUDIO MUSEUM IN HARLEM
Asset # : 3005

Architecture		Current Repair		Future Replacement		Maintenance		
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%			LIFE	**	1		
Masonry: Brick	65%	Now	\$27,100	LIFE	**	5	\$18,400	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : North Facade Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 60%								
Location : North Facade Throughout								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Stair #5 Bulkhead								
Window Wall	20%			2045	**	5	\$21,200	
Windows								
Aluminum	100%	Now	\$12,100	2041	**	5	\$700	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%								
Location : Throughout								
Hardware Missing, Extent : Light, Area Affected : 20%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$3,100	
Masonry: Brick	40%	Now	\$9,200	LIFE	**	5	\$1,600	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : North Facade								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	20%			2035	**	5	\$3,100	
Stucco Cement	30%			2030	**	5	\$3,100	
Roof								
Modified Bitumen	55%	Now	\$29,200	2035	**			
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Ponding, Extent : Light, Area Affected : 30%								
Location : Roof at Bulkhead Door								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Plaza Roof: Stone Panels	30%	Now	\$12,000	2045	**			
Water Penetration, Extent : Light, Area Affected : 30%								
Location : Throughout								
Skylight, Metal/Glass	5%	0-2	\$67,300	2055	**			1
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Sloped Glazing	10%			LIFE	**	5	\$12,400	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
STUDIO MUSEUM IN HARLEM
Asset # : 3005

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	10%	0-2	\$1,000	2021	\$19,500	3	\$2,300	
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Slate	10%			LIFE	**	5	\$1,700	
	Vinyl Tile	45%	Now	\$11,700	2025	\$58,500	3	\$2,600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Corridors, 4th Floor							
		Worn/Eroded, Extent : Moderate, Area Affected : 10%							
		Location : Stairs, 2nd, 4th Floor Corridors And Elevator Lobbies							
	Vinyl Tile 9" X 9"	5%	0-2	\$8,400	2035	**	3	\$300	
		Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Wood	30%	4+	\$30,200	2053	**	5	\$4,400	
		Deteriorated Finish, Extent : Moderate, Area Affected : 60%							
		Location : Throughout							
Interior Walls									
	Gypsum Board	70%	Now	\$300	LIFE	**	5	\$1,000	
		Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
		Location : Throughout							
	Gypsum Board	10%			LIFE	**	5	\$100	
	Plaster	10%	Now	\$600	LIFE	**	5	\$100	
		Cracking/Crumbling, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
	Wood	10%			LIFE	**	5	\$900	
Ceilings									
	AcousTileConcealSpLn	20%	2-4	\$24,700	2045	**	5	\$2,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
		Location : Second Floor Corridor							
	AcousTileSusp.Lay-In	50%	Now	\$3,100	2042	**	5	\$3,900	
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Gypsum Board	30%	Now	\$2,300	LIFE	**	5	\$5,900	
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Throughout							

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
STUDIO MUSEUM IN HARLEM
Asset # : 3005

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	50%			2051	* *	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Protector Rated @ 1600 Amperes							
	Fused Disc Sw	50%			2035	* *	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Old Electrical Room							
		Explanation : 2000 Amps							
Switchgear / Switchboard									
	Fused Disc Sw	80%			2025	\$25,500	5		
	Molded Case Bkrs	20%			2051	* *	5	\$100	
Raceway									
	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									
	Thermoplastic	80%			2035	* *	1		
	Thermoplastic	20%			2051	* *	1		
Motor Controllers									
	Locally Mounted	80%			2030	* *	5	\$100	
	Locally Mounted	20%			2042	* *	5		
Ground									
Grounding Devices									
	Generic	50%	2-4	\$4,600	LIFE	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Corroded							
	Generic	50%			LIFE	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : New Electrical Room							
		Explanation : New Addition							
Lighting									
Interior Lighting									
	Fluorescent	65%			2030	* *	10	\$6,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12, T-8 & Compact Spiral Bulbs							
	HID	5%			2030	* *	10		
	Incandescent	30%			2030	* *	2	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Lobby And Throughout The Building							
		Explanation : Locally Mounted Recessed And Surface Mounted Track 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
STUDIO MUSEUM IN HARLEM
Asset # : 3005

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting								
Exit, 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 Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source								
Electricity	100%			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 Compr/Chiller	70%			2025	\$24,300	1	\$3,400	
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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STUDIO MUSEUM IN HARLEM
Asset # : 3005

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	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	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : (2) B-5 (1) 1-5								
	Explanation : 3 Units - 2 Passenger, 1 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	

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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 : WAVE HILL ECOLOGY BUILDING
Address : 675 WEST 252 STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0022.040 / 2367 **Yr Built/Renovated** : 1909 / 2010
Area Sq Ft : 9,730 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 22-Nov-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 5937 **Lot** : 440 **BIN** : 2101020

CAPITAL	FY 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



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 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL ECOLOGY BUILDING
Asset # : 2367

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Fieldstone	70%	Now	\$180,200	LIFE	* *	5	\$8,000	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : At Lintels							
	Open Joints, Extent : Moderate, Area Affected : 10%							
	Location : Various Locations							
Masonry: Granite	25%			LIFE	* *	5	\$2,900	
Metal Coiling Doors	5%			2030	* *	5	\$2,400	
Windows								
Wood	100%	Now	\$10,800	2033	* *	5	\$6,600	
	Dry Rot/Decay, Extent : Moderate, Area Affected : 20%							
	Location : West Facing							
	Paint Peeling, Extent : Moderate, Area Affected : 25%							
	Location : West Facing							
Parapets								
Masonry: Granite	50%			LIFE	* *	5	\$1,400	
Pre-Cast Concrete	20%	Now	\$3,200	LIFE	* *	5	\$2,900	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Coping							
	Open Joints, Extent : Severe, Area Affected : 25%							
	Location : Coping							
Pre-Cast Concrete	30%			LIFE	* *	5	\$4,300	
Roof								
Copper/Terne	25%			2053	* *	10	\$18,900	
Not Accessible	75%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Roof Over Second Floor							
	Explanation : Bermed Building, Roof Is A Lawn							
Interior								
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								
Gypsum Board	20%			LIFE	* *	5	\$4,000	
Plaster	80%	Now	\$8,300	LIFE	* *	5	\$8,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Recreation Room							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Recreation Room							

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL ECOLOGY BUILDING
Asset # : 2367

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
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 : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	50%			2033	* *	10	\$4,500	
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	10%			2025	\$5,000	10	\$900	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location : Recreation Room							
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, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Strobe Lights, Bells, Manual Pull Station, Smoke Detector							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			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							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL ECOLOGY BUILDING
Asset # : 2367

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%			2033	* *	4	\$700	
	Terminal Devices								
	Convactor/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	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-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



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 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL GLYNDOR HOUSE GALLERIES
Asset # : 2389

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	\$21,800	
Wood	5%			2030	* *	5	\$5,700	
Windows								
Wood	100%			2033	* *	5	\$35,400	
Parapets								
Wood Cornice	100%			2035	* *	5-10	\$59,400	
Roof								
Panel/Paver: Cer/Brk	15%			2035	* *	10	\$2,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Basement</i>								
<i>Explanation : This Component Is Actually Bluestone Pavers.</i>								
Skylight, Metal/Glass	5%			2045	* *	10	\$2,200	
Slate	80%	Now	\$38,400	LIFE	* *			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Attic</i>								
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	* *	5	\$10,700	
Ceramic Tile	5%			2034	* *	5	\$1,000	
Panel/Paver: Cer/Brk	5%			2041	* *	5	\$2,200	
Marble Panels	3%			LIFE	* *	5	\$400	
Vinyl Tile	10%			2030	* *	3	\$700	
Wood	52%			2040	* *	5	\$19,200	
Interior Walls								
Masonry: Brick	20%	Now	\$15,600	LIFE	* *			
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Spalling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
Plaster	80%			LIFE	* *	5	\$4,500	
Ceilings								
Plaster	5%			LIFE	* *	5	\$600	
Plaster	95%	Now	\$13,100	LIFE	* *	5	\$11,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Second Floor Northeast Offices</i>								
Electrical								
Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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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 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	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated @ 400 Amperes							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2025	\$34,800	5	\$300	
	Raceway								
	Conduit	90%			2025	\$30,200	1		
	Conduit	10%			2045	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2024	\$800	5		
	Molded Case Bkrs	85%			2024	\$13,600	5	\$300	
	Molded Case Bkrs	10%			2041	* *	5		
	Wiring								
	Braided Cloth	80%	2-4	\$23,700	2050	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	20%			2045	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2023	\$40,000	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
		Explanation : Connected With Main Water Pipe							
Lighting									
	Interior Lighting								
	Fluorescent	10%			2025	\$17,000	10	\$1,200	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2025	\$17,000	10	\$1,200	
		T-12 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	30%			2030	* *	10	\$3,600	
		T-8 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	50%			2025	\$85,100	2	\$100	
	Exterior Lighting								
	HID	100%			2025	\$48,200	10		
Alarm									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
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	

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, Alarm Bells, Manual Pull Stations*

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2035

* *

1

Conversion Equipment

Hot Water Boiler

100%

2023

\$31,600

1

\$6,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 H W Boiler Plus 1 Supplimentary Wood Burning Unit*

Distribution

Hot Wtr Piping/Pump

100%

2024

\$70,500

4

\$600

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : No Temperature Control System*

Terminal Devices

Air Handler

30%

2025

\$22,700

1

\$2,400

Convactor/Radiator

70%

2030

* *

1

\$3,000

Air Conditioning

Energy Source

Electricity

100%

2033

* *

1

Conversion Equipment

Int Pkg Unit -

30%

2023

\$83,900

2

\$200

Heating/Cooling

Window/Wall Unit

30%

2020

\$8,700

1

No Component

40%

Ventilation

Distribution

Ductwork/Diffusers

30%

LIFE

* *

2-5

\$2,200

No Component

70%

Exhaust Fans

Interior

30%

2025

\$4,700

2

\$100

Wall Unit

10%

2025

\$2,100

2

No Component

60%

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL GLYNDOR HOUSE GALLERIES
Asset # : 2389

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2035	* *	1		
	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, Extent : Light, Area Affected : 100%								
	Location : C, L, 1, 2								
	Explanation : 1 Unit								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-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
Program / Asset # : DCA0022.030 / 2238 **Yr Built/Renovated** : 1928 / 2004
Area Sq Ft : 7,230 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 22-Nov-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5937 **Lot** : 440 **BIN** : 2101020

CAPITAL	FY 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL PERKINS VISITOR CENTER
Asset # : 2238

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	60%			LIFE	**	5	\$11,500	
Masonry: Fieldstone	15%			LIFE	**	5	\$2,200	
Wood	25%			2038	**	5	\$24,000	
Windows								
Wood	100%			2047	**	5	\$24,200	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,800	
Copper/Terne	5%			2069	**	5	\$1,800	
Masonry: Brick	10%			LIFE	**	5	\$700	
Wood Cornice	20%			2051	**	5-10	\$19,400	
No Component	60%							
Roof								
Copper/Terne	5%			2060	**	10	\$2,400	
Metal Panel	20%			2042	**	10	\$7,100	
Single Ply Membrane	5%	Now	\$3,200	2035	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i> <i>Location : Flat Section</i> <i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i> <i>Location : Flat Section</i>								
Slate	60%			LIFE	**			
Sloped Glazing	10%			LIFE	**	5	\$25,700	
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$4,500	
Slate	80%			LIFE	**	5	\$8,800	
Interior Walls								
Ceramic Tile	10%			2038	**	5	\$200	
Gypsum Board	20%			LIFE	**	5	\$200	
Masonry: Brick	55%			LIFE	**			
Wood	15%			LIFE	**	5	\$900	
Ceilings								
Exposed Struc: Wood	15%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$600	
Wood	80%			LIFE	**	5	\$72,100	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2045	**	1		
Panelboards								
Molded Case Bkrs	100%			2041	**	5	\$200	
Wiring								
Thermoplastic	100%			2045	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL PERKINS VISITOR CENTER
Asset # : 2238

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2038	* *	5		
Lighting								
Interior Lighting								
Fluorescent	80%			2030	* *	10	\$5,000	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	20%			2030	* *	2		
Egress Lighting								
Emergency, Battery	50%			2030	* *	10	\$800	
Exit, LED	50%			2053	* *	1		
Exterior Lighting								
Incandescent	100%			2030	* *	2		
Lightning Protection								
Arresters/Cabling								
Generic	100%			2053	* *	5	\$200	
Alarm								
Security System								
Generic	100%			2030	* *	1	\$2,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm Only, Motion Sensors</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2030	* *			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Alarm Bells, Strobe Lights And Manual Pull Stations</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2045	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2038	* *	1	\$3,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$1,700	2041	* *	4	\$300	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Boiler Room</i>								
Terminal Devices								
Air Handler	80%			2030	* *	1	\$3,400	
Convactor/Radiator	20%			2038	* *	1	\$400	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL PERKINS VISITOR CENTER
Asset # : 2238

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	80%			2026	\$107,000	2	\$300	
				R-22 Refrigerant, Extent : Light, Area Affected : 80%					
				Location : Equipment 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	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year 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 WAVE HILL HOUSE GALLERY & CAFE
Address : 675 WEST 252 STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0022.010 / 2388 **Yr Built/Renovated** : 1843 / 2013
Area Sq Ft : 21,234 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 22-Nov-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 5937 **Lot** : 440 **BIN** : 2101020

CAPITAL	FY 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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
WAVE HILL WAVE HILL HOUSE GALLERY & CAFE

Asset # : 2388

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Fieldstone	80%			LIFE	* *	5	\$17,800	
Masonry: Granite	5%			LIFE	* *	5	\$1,100	
Recent Repair Evident, Extent : Light, Area Affected : 25%								
Location : Throughout								
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/Decay, Extent : Moderate, Area Affected : 10%								
Location : Windows Facing Flat Roof On South Side								
Thermally Inefficient, Extent : Light, Area Affected : 100%								
Location : Throughout								
Parapets								
Wood Cornice	100%			2035	* *	5-10	\$77,400	
Recent Repair Evident, Extent : Light, Area Affected : 20%								
Location : Throughout								
Roof								
Single Ply Membrane	35%			2035	* *	10	\$15,000	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Flat Section								
Slate	65%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Explanation : Repairs In Progress								
Interior								
Floors								
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	
Recent Installation, Extent : Light, Area Affected : 100%								
Location : First Floor								
Vinyl Tile	25%			2035	* *	3	\$4,100	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Basement, First Floor								
Wood	30%			2053	* *	5	\$18,500	

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Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL WAVE HILL HOUSE GALLERY & CAFE

Asset # : 2388

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Interior

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 Repair Evident, Extent : Light, Area Affected : 25%

Location : Laundry Room

Electrical		Current Repair		Future 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%			2051		**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated @ 800 Amperes

Switchgear / Switchboard

Molded Case Bkrs	100%			2051		**	5	\$600	
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Raceway

Conduit	100%			2051		**	1		
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Panelboards

Molded Case Bkrs	100%			2047		**	5	\$600	
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Wiring

Thermoplastic	100%			2051		**	1		
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Motor Controllers

Locally Mounted	100%			2042		**	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$300	
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Lighting

Interior Lighting

Fluorescent	45%			2033		**	10	\$9,100	
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T-8 Lamps, Extent : Moderate, Area Affected : 100%

Location : Basement

Fluorescent	5%			2033		**	10	\$1,000	
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Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%

Location : Basement

Incandescent	50%			2033		**	2	\$200	
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL WAVE HILL HOUSE GALLERY & CAFE

Asset # : 2388

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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, 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 : Strobe Lights, Smoke Detectors, Manual Pull Stations							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2045	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2045	* *	1	\$10,900	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		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, Extent : Light, Area Affected : 25%							
		Location : Basement							
	Convactor/Radiator	75%			2023	\$166,500	1	\$5,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL WAVE HILL HOUSE GALLERY & CAFE

Asset # : 2388

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	75%			2035	* *	1	\$7,700	
				R-134a Refrigerant, Extent : Light, Area Affected : 75%					
				Location : Throughout					
				Other Observation, Extent : Light, Area Affected : 75%					
				Location : Various Locations					
				Explanation : 4 Units					
	No Component	25%							
Terminal Devices									
	Direct Expansion	75%			2035	* *	1		
				Recent Installation, Extent : Light, Area Affected : 100%					
				Location : Throughout					
	No Component	25%							
Heat Rejection									
	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									
	Interior	25%			2035	* *	2	\$200	
				Recent Installation, Extent : Light, Area Affected : 100%					
				Location : Throughout					
	No Component	75%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	* *	1		
Water Heater									
	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								
	Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : B, 1, 2					
				Explanation : 1 Unit					
Fire Suppression									
	Sprinkler								
	No Component	20%							
	Generic	80%			2051	* *	1-2	\$4,900	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL WAVE HILL HOUSE GALLERY & CAFE
Asset # : 2388

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126

Project : CULTURAL AFFAIRS

CAPITAL		FY 2017 - 2020		FY 2021 - 2026	
Miscellaneous Buildings		3,527,200		2,911,700	
EXPENSE		FY 2017	FY 2018	FY 2019	FY 2020
Miscellaneous Buildings		637,200	175,800	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 HOUSE	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 HOUSE	880	21,200	11,000
1599	HISTORIC RICHMOND TOWN BRITTON COTTAGE	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 COVERED BRIDGE	800	19,300	10,000
2168	STATEN ISLAND ZOOLOGICAL SOCIETY PONY BARN	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	BRONX ZOO DESERT HOUSE CANOPY-#26	1,250	30,100	15,600

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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

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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 BOOTH (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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