

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$1,494,700	\$1,893,900
Interior Architecture	\$500,700	\$256,200
Electrical	\$55,400	\$554,600
Mechanical	\$42,100	\$1,585,800
Total	\$2,092,900	\$4,290,500
Priority A	\$1,494,700	\$1,893,900
Priority B	\$323,900	\$2,247,000
Priority C	\$274,300	\$149,600
Total	\$2,092,900	\$4,290,500

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$40,200		\$20,700	
Interior Architecture	\$30,200	\$24,400	\$32,700	\$3,700
Electrical	\$14,600	\$20,400	\$19,100	\$18,800
Mechanical	\$73,400	\$94,900	\$67,000	\$96,600
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$166,300	\$147,600	\$147,400	\$127,000
Priority A	\$40,200		\$20,700	
Priority B	\$95,900	\$123,200	\$94,000	\$123,300
Priority C	\$30,200	\$24,400	\$32,700	\$3,700
Total	\$166,300	\$147,600	\$147,400	\$127,000



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 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 Code
Exterior								
Exterior Walls								
Cast in Place Concrete	65%			LIFE	**	5	\$2,152,400	A
Masonry: Granite	2%			LIFE	**	5	\$9,900	A
Metal Panel	21%			2051	**	5-10	\$478,100	A
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Addition On North Side</i>								
Stucco Cement	5%			2038	**	5	\$41,400	A
Window Wall	7%			2051	**	5	\$86,900	A
Windows								
Aluminum	97%			2041	**	5	\$31,200	A
Metal Louvers	3%			2034	**	10	\$6,000	A
Parapets								
Cast in Place Concrete	70%			LIFE	**	5	\$489,300	A
Metal Panel	30%			2051	**	5	\$39,300	A
Roof								
Modified Bitumen	30%			2033	**	10	\$54,600	A
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2012 Wing</i>								
Modified Bitumen	70%			2030	**	10	\$127,300	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : 1920 Wing</i>								
Interior								
Floors								
Carpet	40%			2024	\$646,800	3	\$73,100	C
Carpet	40%			2026	**	3	\$73,100	C
Cast in Place Concrete	5%			LIFE	**	5	\$26,600	C
Traffic Topping	10%			2033	**	5	\$15,200	C
Vinyl Tile	5%			2030	**	3	\$2,300	C
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$11,700	C
Fabric on Framing	5%			2029	**	5	\$7,300	C
Glass: Single Pane	5%			LIFE	**	5	\$22,000	C
Gypsum Board	30%			LIFE	**	5-10	\$149,600	C
Gypsum Board	55%			LIFE	**	5-10	\$274,300	C
Ceilings								
Exposed Concrete	30%			LIFE	**	5-10	\$45,700	B
Gypsum Board	5%			LIFE	**	5-10	\$20,900	B
Gypsum Board	10%			LIFE	**	5-10	\$41,900	B
Gypsum Board	55%			LIFE	**	5-10	\$230,200	B

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

Under 600 Volts

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

Asset # : 14458

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2051	* *	5	\$700	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated @ 3000 Amperes							
	Transformers								
	Dry Type	100%			2042	* *	5	\$600	B
		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	B
	Molded Case Bkrs	50%			2035	* *	5	\$2,200	B
	Raceway								
	Conduit	60%			2051	* *	1		B
	Conduit	40%			2035	* *	1		B
	Panelboards								
	Molded Case Bkrs	60%			2047	* *	5	\$2,700	B
	Molded Case Bkrs	40%			2033	* *	5	\$1,800	B
	Wiring								
	Thermoplastic	60%			2051	* *	1		B
	Thermoplastic	40%			2035	* *	1		B
	Motor Controllers								
	Locally Mounted	50%			2030	* *	5	\$600	B
	Variable Frequency Drive	50%			2042	* *			B
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$5,000	B
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2030	* *	1	\$52,300	B
	Generators								
	Diesel	100%	Now	\$55,400	2040	* *	1	\$59,200	B
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
Lighting									
	Interior Lighting								
	Fluorescent	15%			2033	* *	10	\$23,400	B
		T-5 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Fluorescent	5%			2025	\$32,600	10	\$7,800	B
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	80%			2025	\$522,000	2	\$3,000	B

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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 Code
Lighting								
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$20,500	B
Exit, LED	50%			2060	**	1		B
Lightning Protection								
Arresters/Cabling								
Under Construction	100%							D
Alarm								
Security System								
Generic	100%			2033	**	1	\$63,500	B
<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	**			B
<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 Code
Heating								
Energy Source								
Natural Gas	100%			2045	**	1		B
Conversion Equipment								
Hot Water Boiler	60%			2023	\$238,700	1	\$50,400	B
<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	B
<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	B
Hot Wtr Piping/Pump	20%			2047	**	4	\$1,700	B
Steam Piping/Pump	20%			2051	**	4	\$1,700	B
Terminal Devices								
Air Handler	40%			2020	\$381,400	1	\$42,100	B
Air Handler	30%			2033	**	1	\$31,500	B
Convactor/Radiator	20%			2023	\$334,100	1	\$11,000	B
Convactor/Radiator	10%			2042	**	1	\$5,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		B

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Asset # : 14458

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2038	* *	1	\$184,000	B
		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	B
Terminal Devices								
Air Handler/Cool/Ht	60%			2020	\$450,700	1	\$63,100	B
Air Handler/Cool/Ht	40%			2033	* *	1	\$42,100	B
Heat Rejection								
Water Cool Tower	100%			2029	* *	2	\$171,100	B
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	* *	2-5	\$90,100	B
Ductwork/Diffusers	40%			LIFE	* *	2-5	\$60,000	B
Exhaust Fans								
Interior	50%			2020	\$97,700	2	\$2,600	B
Interior	30%			2033	* *	2	\$1,600	B
Roof	20%			2025	\$28,100	2	\$1,000	B
Plumbing								
H/C Water Piping								
Brass/Copper	60%	2-4	\$6,300	2035	* *	1		B
		Corroded, Extent : Moderate, Area Affected : 50%						
		Location : Water Main						
Brass/Copper	40%			2051	* *	1		B
Water Heater								
Gas Fired	100%			2024	\$41,100	2	\$2,500	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2025	\$11,500	4	\$2,500	B
Sewage Ejector(s)								
Electric	100%			2033	* *	4	\$2,500	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : (1)1-3 (1) B-3						
		Explanation : 2 Units						
Fire Suppression								
Sprinkler								
Generic	100%			2051	* *	1-2	\$47,600	B

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Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECT 18 -ROSE CENTER 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 : 08-Jun-2011 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$724,200	\$325,500
Interior Architecture		\$206,700
Mechanical		\$267,200
Total	\$724,200	\$799,400
Priority A	\$724,200	\$325,500
Priority B		\$376,100
Priority C		\$97,800
Total	\$724,200	\$799,400

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture		\$46,900		
Interior Architecture		\$15,100	\$10,000	
Mechanical	\$53,200	\$40,800	\$55,400	\$22,100
Elevators/Escalators	\$45,600	\$45,600	\$45,600	\$45,600
Total	\$98,800	\$148,400	\$111,000	\$67,700
Priority A		\$46,900		
Priority B	\$98,800	\$86,400	\$101,000	\$67,700
Priority C		\$15,100	\$10,000	
Total	\$98,800	\$148,400	\$111,000	\$67,700



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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECT 18 -ROSE CENTER 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 Code
Exterior									
Exterior Walls									
	Copper/Terne	5%			2057	**	10	\$19,500	A
	Exposed Struc: Steel	10%			LIFE	**	5	\$52,000	A
	Glass: Special Gauge	55%			LIFE	**	1		A
	Masonry: Brick	10%			LIFE	**	5	\$16,600	A
	Masonry: Granite	10%			LIFE	**	5	\$12,500	A
	Pre-Cast Concrete	10%	Now	\$57,200	LIFE	**	5	\$54,100	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : South Facade Above Roof								
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
	Location : South Facade Above Roof								
Parapets									
	Metal Rail	10%			2035	**	5-10		A
	Pre-Cast Concrete	5%			LIFE	**	5		A
	Stucco Cement	85%			2035	**	5		A
Roof									
	Built-Up (BUR)	60%			2027	**	10	\$65,800	A
	IRMA/Protected Membrane	20%			2027	**	10	\$21,900	A
	Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%								
	Location : Low Roof								
	Vegetation Growth, Extent : Moderate, Area Affected : 10%								
	Location : Low Roof								
	Single Ply Membrane	5%			2027	**	10	\$5,500	A
	Sloped Glazing	15%	Now	\$601,200	LIFE	**	5	\$219,500	A
	Condensation Present, Extent : Severe, Area Affected : 30%								
	Location : Atrium Roof								
	Glazing Clouded, Extent : Moderate, Area Affected : 10%								
	Location : Lower Roof								
	Other Observation, Extent : Moderate, Area Affected : 20%								
	Location : Atrium Roof								
	Explanation : To Be Replaced Under Warrantee In 2011								
Interior									
Floors									
	Carpet	15%			2021	\$266,800	3	\$30,100	C
	Cast in Place Concrete	5%			LIFE	**	5	\$14,700	C
	Granite Panels	10%			LIFE	**	5	\$10,000	C
	Sheet Vinyl/Rubber	15%			2027	**	5	\$30,100	C
	Terrazzo	55%			LIFE	**	5	\$57,600	C

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECT 18 -ROSE CENTER 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 Code

Interior

Interior Walls

Concrete Masonry Unit	5%			LIFE	**	5	\$3,000	C
Fiberglass Panel	25%			LIFE	**			C
Glass: Single Pane	15%			LIFE	**	5	\$16,800	C
Gypsum Board	45%			LIFE	**	5	\$40,300	C
Metal Panel	10%			LIFE	**			C

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

Location : Sphere

Explanation : Special Construcion

Ceilings

AcousTileSusp.Lay-In	15%			2035	**	5	\$20,100	B
Exposed Concrete	10%			LIFE	**	5	\$2,100	B
Gypsum Board	10%			LIFE	**	5	\$16,700	B
Metal Panel	65%			LIFE	**	5	\$108,800	B

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

Heating

Energy Source

Utility Steam	100%			2042	**	1		B
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Conversion Equipment

Heat Exchanger	80%	0-2	\$800	2031	**	1	\$31,900	B
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Corroded, Extent : Moderate, Area Affected : 5%

Location : Basement

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

Location : Basement

Explanation : 2 Units

Pres. Reducing Valve/LP Steam	20%	Now	\$600	2031	**	5	\$500	B
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Other Observation, Extent : Moderate, Area Affected : 5%

Location : Basement

Explanation : Steam Control Malfunctioning

Distribution

Hot Wtr Piping/Pump	100%			2038	**	4	\$4,400	B
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Air Conditioning

Energy Source

District C.W.	100%			2048	**	1		B
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Conversion Equipment

Centrifugal, Elec Chiller	100%			2031	**	1	\$96,900	B
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Other Observation, Extent : Light, Area Affected : 100%

Location : Chiller In Section 17 Using R-134a Refrigerant

Explanation : Remotely Located

Distribution

Chilled Wtr Pipe/Pump	100%			2042	**	4	\$4,400	B
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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECT 18 -ROSE CENTER 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 Code
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$19,800	2027	* *	1	\$49,800	B
	Malfunctioning, Extent : Moderate, Area Affected : 5%							
	Location : Roof Glass Defrost System							
Heat Rejection								
Water Cool Tower	100%	Now	\$13,400	2023	\$267,200	2	\$72,100	B
	Other Observation, Extent : Light, Area Affected : 20%							
	Location : Between Sections 4 And 11							
	Explanation : 2 Units Out Of 8 Are Inoperable							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$49,900	B
Exhaust Fans								
Roof	100%			2030	* *	2	\$2,700	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	* *	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Submersible	100%	Now	\$3,500	2017	\$7,000	4	\$1,600	B
	Malfunctioning, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 90%							
	Location : 1-6							
	Explanation : Three Units							
Hydraulic	10%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 10%							
	Location : B-1							
	Explanation : One Unit							
Escalators								
Under 20' Rise	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Ll To 1, 1 To 2, 2 To 3							
	Explanation : Three Units							
Fire Suppression								
Standpipe								
Generic	100%			2042	* *	1-5	\$45,100	B
Sprinkler								
Generic	100%			2042	* *	1-2	\$25,100	B

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Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECT16-ROSE TERRACE/PARK. 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 : 03-Jun-2011 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors P1,P2,1,LL
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$151,400	\$95,300
Interior Architecture		\$190,800
Mechanical		\$40,400
Total	\$151,400	\$326,500
Priority A	\$151,400	\$95,300
Priority B		\$101,500
Priority C		\$129,700
Total	\$151,400	\$326,500

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture		\$25,500		
Interior Architecture		\$6,100	\$1,500	
Mechanical	\$23,900	\$36,600	\$35,500	\$12,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$27,900	\$72,200	\$41,000	\$16,200
Priority A		\$25,500		
Priority B	\$27,900	\$46,700	\$39,400	\$16,200
Priority C			\$1,500	
Total	\$27,900	\$72,200	\$41,000	\$16,200



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 SECT16-ROSE TERRACE/PARK. 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 Code
Exterior								
Exterior Walls								
Copper/Terne	5%			2057	**	10		A
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : North And West Facades							
	Explanation : Copper Panel							
Masonry: Brick	40%			LIFE	**	5		A
Masonry: Limestone	3%			LIFE	**	5		A
Pre-Cast Concrete	20%			LIFE	**	5		A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 5%							
	Location : South Facade							
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
	Location : South Facade							
Window Wall	32%			2042	**	5		A
Parapets								
Copper/Terne	5%			2057	**	5		A
Masonry: Brick	20%			LIFE	**	5		A
Metal Rail	10%			2035	**	5-10		A
Pre-Cast Concrete	5%			LIFE	**	5		A
No Component	60%							D
Roof								
Built-Up (BUR)	5%			2027	**	10	\$5,100	A
Copper/Terne	3%			2050	**	10	\$7,700	A
IRMA/Protected Membrane	20%			2027	**	10	\$20,400	A
Plaza Roof: Stone Panels	65%	Now	\$151,400	2042	**			A
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
	Location : Over Garage							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Over Garage							
Sloped Glazing	7%			LIFE	**	5	\$95,300	A
Interior								
Floors								
Asphalt Macadam	75%			2035	**	5	\$91,600	C
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Garage							
	Explanation : Roadway Pavement							
Terrazzo	20%			LIFE	**	5	\$38,200	C
Vinyl Tile	5%			2027	**	3	\$4,600	C
Interior Walls								
Concrete Masonry Unit	70%			LIFE	**	5	\$12,700	C
Gypsum Board	20%			LIFE	**	5	\$5,400	C
Masonry: Brick	10%			LIFE	**			C

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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 SECT16-ROSE TERRACE/PARK. 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 Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%			2027	* *	5	\$12,200	B
Exposed Concrete	75%			LIFE	* *	5	\$28,600	B
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Parking Garage							
Gypsum Board	20%			LIFE	* *	5	\$61,000	B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	20%			2032	* *	1		B
No Component	80%							D
Conversion Equipment								
HTHW/HW Exchanger	20%			2031	* *	2	\$2,000	B
No Component	80%							D
Distribution								
Hot Wtr Piping/Pump	20%			2038	* *	4	\$1,600	B
No Component	80%							D
Air Conditioning								
Conversion Equipment								
Centrifugal,Compressor Turbine	20%			2031	* *	1	\$35,300	B
	R-134a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Chillers In Basement Of Section 17							
Ext Pkg Unit - Cooling	10%			2027	* *	2	\$1,000	B
	R-22 Refrigerant, Extent : Light, Area Affected : 10%							
	Location : Not Accessible							
No Component	70%							D
Distribution								
Chilled Wtr Pipe/Pump	20%			2042	* *	4	\$1,600	B
No Component	80%							D
Terminal Devices								
Air Handler/Cool/Ht	20%			2027	* *	1	\$20,200	B
No Component	80%							D
Heat Rejection								
Water Cool Tower	20%	Now	\$1,500	2020	\$29,200	2	\$26,300	B
	Other Observation, Extent : Moderate, Area Affected : 5%							
	Location : Component Located Between Sections 4 And 11							
	Explanation : 2 Units Out Of 8 Are Inoperable							
No Component	80%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$91,000	B

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECT16-ROSE TERRACE/PARK. 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 Code
Ventilation								
Exhaust Fans								
Not Accessible	100%							D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	20%			2035	* *	1		B
No Component	80%							D
Sanitary Piping								
Not Accessible	100%							D
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Submersible	100%			2016	\$7,000	4	\$2,500	B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement : 2nd Floor							
	Explanation : 1 Unit							
Fire Suppression								
Standpipe								
Generic	100%			2032	* *	1-5	\$82,300	B
Sprinkler								
Generic	100%			2032	* *	1-2	\$45,700	B

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

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

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

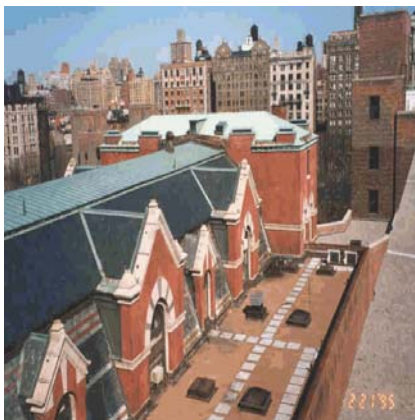
Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 / 1996
Area Sq Ft : 96,420 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 06-Jun-2011 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$1,588,100	\$123,400
Interior Architecture	\$343,700	\$360,700
Mechanical	\$399,400	\$841,600
Total	\$2,331,200	\$1,325,800
Priority A	\$1,588,100	\$123,400
Priority B	\$547,100	\$1,044,600
Priority C	\$195,900	\$157,800
Total	\$2,331,200	\$1,325,800

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$22,900		\$400	
Interior Architecture			\$400,400	
Mechanical	\$97,200	\$61,200	\$38,400	\$15,800
Total	\$120,100	\$61,200	\$439,100	\$15,800
Priority A	\$22,900		\$400	
Priority B	\$97,200	\$61,200	\$38,400	\$15,800
Priority C			\$400,400	
Total	\$120,100	\$61,200	\$439,100	\$15,800



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 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 Code
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$815,000	LIFE	* *	5	\$56,900	A
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	10%	Now	\$168,100	LIFE	* *	5	\$5,000	A
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	5%			LIFE	* *	5	\$2,500	A
Staining/Discoloring, Extent : Severe, Area Affected : 30%								
Location : West Facade								
Windows								
Aluminum	5%			2038	* *	5	\$700	A
Wood	95%	Now	\$388,300	2047	* *	5	\$66,500	A
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Dry Rot/Decay, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Water Penetration, 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
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 Code
Exterior								
Roof								
Copper/Terne	40%	Now	\$22,900	2037	* *			A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
	Location : Various							
	Deformed/Dented, Extent : Severe, Area Affected : 5%							
	Location : Various							
	Caulking Deteriorated, Extent : Severe, Area Affected : 20%							
	Location : Flashing Around All Dormers							
Slate	40%	Now	\$36,100	LIFE	* *			A
	Water Penetration, Extent : Severe, Area Affected : 20%							
	Location : West Side Of Roof Especially Around Dormers							
Slate	20%	Now	\$180,500	LIFE	* *			A
	Broken/Missing Elements, Extent : Severe, Area Affected : 15%							
	Location : East Side Steep Slope Area							
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
	Location : East Side Steep Slope Area							
	Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%							
	Location : East Side Steep Slope Area							
	Loose Units, Extent : Severe, Area Affected : 20%							
	Location : East Side Steep Slope Area							
	Water Penetration, Extent : Severe, Area Affected : 50%							
	Location : East Side Steep Slope Area, Especially Around Dormers							
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : East Side Steep Slope Area							
	Explanation : Way, Way Beyond Material Rated Life							
Interior								
Floors								
Carpet	20%			2018	\$383,200	3	\$43,300	C
Mosaic Tile	20%			2027	* *	5	\$72,200	C
	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%			2042	* *	1		C
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Above 5th Floor Ceiling							
	Explanation : 5m Catwalk							
Terrazzo	40%			LIFE	* *	5	\$45,100	C
Vinyl Tile	15%			2027	* *	3	\$8,100	C

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

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

Asset # : 2327

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior									
	Interior Walls								
	Gypsum Board	25%			LIFE	**	5	\$28,700	C
	Masonry: Brick	5%			LIFE	**			C
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Interstitial Floor Above 5th							
		Explanation : 12x12							
	Plaster	50%	Now	\$159,800	LIFE	**	5	\$28,700	C
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
		Location : Offices - Especially Around Dormers							
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Offices, Dormers, Prehistoric Exhibit Hall Windows							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Offices, Around Dormers, Prehistoric Exhibit Hall Windows							
	Plaster	10%			LIFE	**	5	\$5,700	C
	Wood	10%			LIFE	**	5	\$76,600	C
Ceilings									
	AcousTileSusp.Lay-In	5%			2035	**	5	\$7,200	B
	Plaster	10%			LIFE	**	5	\$9,000	B
	Plaster	75%	Now	\$147,800	LIFE	**	5	\$67,600	B
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Around Dormer Windows							
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Offices, Near Dormers, North Stairwell							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Offices, Northwest Stairwell, Various Other Locations							
	Wood	10%			LIFE	**	5	\$126,300	B

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Utility Steam	100%			2032	**	1		B
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2025	\$62,200	5	\$5,700	B
	Distribution								
	Steam Piping/Pump	100%	Now	\$35,000	2032	**	4	\$4,800	B
Other Observation, Extent : Moderate, Area Affected : 70%									
Location : Basement									
Explanation : Steam Traps Faulty And Condensate Return Lines Corroded									

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

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

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

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

Asset # : 2327

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Terminal Devices								
	Convactor/Radiator	60%			2020	\$568,400	1	\$18,700	B
	No Component	40%							D
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : Through Out								
	Explanation : Included In Ac Section								
Air Conditioning									
	Energy Source								
	District C.W.	70%			2032	* *	1		B
	Electricity	30%			2038	* *	1		B
	Conversion Equipment								
	Centrifugal, Elec Chiller	70%			2035	* *	1	\$73,000	B
	Other Observation, Extent : Light, Area Affected : 70%								
	Location : Sect 17								
	Explanation : Component Located In Basement Of Section 17. refrigerant 134a								
	Window/Wall Unit	15%			2017	\$30,900	1		B
	No Component	15%							D
	Distribution								
	Chilled Wtr Pipe/Pump	70%			2032	* *	4	\$5,000	B
	No Component	30%							D
	Terminal Devices								
	Direct Expansion	15%			2022	\$39,700	1		B
	Air Handler/Cool/Ht	70%			2017	\$253,500	1	\$41,700	B
	No Component	15%							D
	Heat Rejection								
	Air Condenser Unit	15%			2022	\$25,500	2	\$10,100	B
	Water Cool Tower	70%	Now	\$34,300	2023	\$171,300	2	\$54,300	B
	Other Observation, Extent : Light, Area Affected : 70%								
	Location : Component Located Between Sect 4 And 11								
	Explanation : 8 Cooling Towers								
	No Component	15%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$53,800	B
	Exhaust Fans								
	Interior	100%			2017	\$110,900	2	\$3,000	B
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%	0-2	\$30,000	2027	* *	1		B
	Corroded, Extent : Moderate, Area Affected : 30%								
	Location : Throghout Basement								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%	Now	\$14,000	LIFE	* *	1		B
	Blockage /Clogged, Extent : Moderate, Area Affected : 15%								
	Location : Basement								

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
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 Code
Plumbing									
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Standpipe								
	Generic	100%			2032	* *	1-5	\$48,600	B
	Sprinkler								
	No Component	95%							D
	Generic	5%			2032	* *	1-2	\$1,400	B

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

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

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

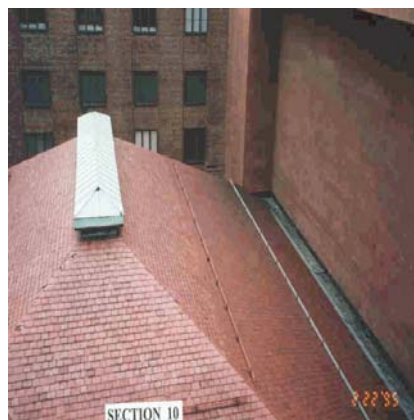
Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 : 01-Jun-2011 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1,2
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$307,900
Mechanical	\$124,100	\$464,500
Total	\$124,100	\$772,400
Priority A		\$307,900
Priority B	\$124,100	\$464,500
Total	\$124,100	\$772,400

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Interior Architecture		\$2,800	\$698,200	
Mechanical	\$30,400	\$14,200	\$22,800	\$9,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$34,400	\$21,000	\$725,000	\$13,000
Priority B	\$34,400	\$18,200	\$26,800	\$13,000
Priority C		\$2,800	\$698,200	
Total	\$34,400	\$21,000	\$725,000	\$13,000



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 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 Code
Exterior								
Roof								
Copper/Terne	100%			2050	* *	10	\$307,900	A
Interior								
Floors								
Carpet	85%			2018	\$672,900	3	\$76,000	C
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
	Location : Various							
	Worn/Eroded, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Terrazzo	10%			LIFE	* *	5	\$4,700	C
Wood	5%			2037	* *	5	\$5,600	C
Interior Walls								
Fiberglass Panel	28%			LIFE	* *			C
Gypsum Board	10%			LIFE	* *	5	\$4,400	C
Marble Panels	2%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Columns							
	Explanation : Columns							
Plaster	60%			LIFE	* *	5	\$13,300	C
Ceilings								
Exposed Struc: Steel	25%			LIFE	* *			B
Glass: Susp Panels	50%			LIFE	* *			B
Gypsum Board	25%			LIFE	* *	5	\$18,600	B
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2032	* *	1		B
Distribution								
Steam Piping/Pump	100%	0-2	\$14,500	2032	* *	4	\$2,000	B
	Other Observation, Extent : Moderate, Area Affected : 60%							
	Location : Basement							
	Explanation : Steam Traps Faulty And Condensate Return Lines Corroded							
Terminal Devices								
Convactor/Radiator	40%			2027	* *	1	\$5,200	B
Fan Coil Unit/Heat	20%			2017	\$124,100	1	\$2,600	B
No Component	40%							D
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Fan Room							
	Explanation : Covered Under A C System							
Air Conditioning								
Energy Source								
District C.W.	75%			2032	* *	1		B
Electricity	25%			2038	* *	1		B

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

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

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

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

Asset # : 2653

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Air Conditioning									
Conversion Equipment									
Centrifugal, Elec Chiller	100%			2035	* *	1	\$43,100	B	
Other Observation, Extent : Light, Area Affected : 75%									
Location : Basement Of Sect 17									
Explanation : Component Located In Basement Of Sect 17 - Refrigerant 134a									
Distribution									
Chilled Wtr Pipe/Pump	100%			2042	* *	4	\$2,000	B	
Terminal Devices									
Air Handler/Cool/Ht	100%			2022	\$176,000	1	\$24,600	B	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Sub Basement Of Section 9									
Explanation : .									
Heat Rejection									
Water Cool Tower	100%	Now	\$5,900	2023	\$118,900	2	\$32,100	B	
Other Observation, Extent : Moderate, Area Affected : 5%									
Location : Component Located Between Sections 4 And 11									
Explanation : 2 Units Out Of 8 Are Inoperable									
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$22,200	B	
Exhaust Fans									
Interior	100%			2022	\$45,800	2	\$1,200	B	
Plumbing									
H/C Water Piping									
Galv Iron/Steel	100%			2020	\$123,700	1		B	
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1		B	
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1		B	
Vertical Transport									
Elevators									
Hydraulic	100%			LIFE	* *			C	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1-2, Ocean Life									
Explanation : 1 Unit, #10									
Fire Suppression									
Standpipe									
Generic	100%			2042	* *	1-5	\$20,100	B	
Sprinkler									
Generic	100%			2042	* *	1-2	\$11,200	B	

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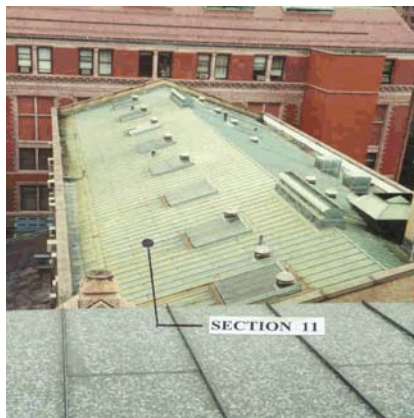
Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 : 03-Jun-2011 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,1M,2,3,4,5
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$710,800	\$240,500
Interior Architecture		\$134,900
Mechanical	\$97,900	\$600,400
Total	\$808,700	\$975,800
Priority A	\$710,800	\$240,500
Priority B	\$97,900	\$600,400
Priority C		\$134,900
Total	\$808,700	\$975,800

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture			\$19,100	
Interior Architecture	\$170,200	\$5,700	\$3,200	\$32,000
Mechanical	\$52,600	\$22,900	\$31,100	\$12,300
Elevators/Escalators	\$6,900	\$6,900	\$6,900	\$6,900
Total	\$229,700	\$35,500	\$60,300	\$51,200
Priority A			\$19,100	
Priority B	\$59,500	\$29,800	\$38,000	\$19,200
Priority C	\$170,200	\$5,700	\$3,200	\$32,000
Total	\$229,700	\$35,500	\$60,300	\$51,200



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 Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
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 Code
Exterior									
Exterior Walls									
	Masonry: Brick	100%	Now	\$185,400	LIFE	* *	5	\$118,200	A
Diagonal Cracks, Extent : Moderate, Area Affected : 100%									
Location : North Facade									
Windows									
	Aluminum	25%			2038	* *	5	\$5,300	A
	Wood	75%	Now	\$465,400	2047	* *	5	\$79,700	A
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	100%			LIFE	* *	5	\$5,600	A
Recent Repair Evident, Extent : Moderate, Area Affected : 10%									
Location : South Facade									
Roof									
	Copper/Terne	75%			2037	* *	10	\$60,000	A
Recent Repair Evident, Extent : Light, Area Affected : 20%									
Location : Throughout									
	IRMA/Protected Membrane	5%			2022	\$13,300	10	\$1,600	A
	Roll Roofing	10%			2018	\$13,700	5	\$5,300	A
	Sloped Glazing	10%			LIFE	* *	5	\$42,700	A

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		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Carpet	60%	Now	\$170,200	2021	\$851,000	3	\$96,100	C
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Basement (its)</i>							
	<i>Recent Replace Evident, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Fourth Floor</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Mezzanine, Third Floor</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Basement, Mezzanine, 3rd Floor, 2nd Floor Theater</i>							
	<i>Wrinkling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : 3rd Floor</i>							
Cork Tile	5%			2032	**	5	\$4,700	C
Sheet Vinyl/Rubber	3%			2030	**	5	\$4,800	C
Traffic Topping	5%			2027	**	5	\$6,700	C
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement Labs And 2nd Floor</i>							
	<i>Explanation : Liquid Applied Epoxy Floor</i>							
Vinyl Tile	24%			2027	**	3	\$9,600	C
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Third Floor</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Third Floor</i>							
	<i>Explanation : 9x9 Tile</i>							
Wood	3%			2050	**	5	\$6,000	C
Interior Walls								
Gypsum Board	57%			LIFE	**	5	\$62,200	C
Mosaic Tile	3%			LIFE	**			C
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Bathrooms</i>							
	<i>Explanation : Regular Ceramic Tile - Not Mosaic Tile</i>							
Plaster	30%			LIFE	**	5	\$16,400	C
Wood	10%			LIFE	**	5	\$72,700	C

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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 Code

Interior

Ceilings

AcousTile,Adhered	2%			2035	* *	5	\$2,100	B
AcousTileSusp.Lay-In	20%			2035	* *	5	\$21,400	B
Exposed Concrete	3%			LIFE	* *	5	\$500	B

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

Location : Fifth Floor

Exposed Struc: Steel	2%			LIFE	* *			B
Gypsum Board	11%			LIFE	* *	5	\$14,700	B
Metal Panel	5%			LIFE	* *	5	\$6,700	B
Plaster	50%			LIFE	* *	5	\$33,400	B
No Component	7%							D

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

Location : Fifth Floor

Explanation : Skylights

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

Heating

Energy Source

Utility Steam	100%			2032	* *	1		B
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Conversion Equipment

Pres. Reducing Valve/LP Steam	100%			2018	\$46,100	5	\$4,200	B
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Distribution

Steam Piping/Pump	100%	0-2	\$51,800	2032	* *	4	\$3,500	B
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Other Observation, Extent : Moderate, Area Affected : 60%

Location : Basement

Explanation : Steam Traps Faulty And Condensate Return Lines Corroded

Terminal Devices

Air Handler	60%			2022	\$240,200	1	\$26,500	B
Convactor/Radiator	40%			2027	* *	1	\$9,200	B

Air Conditioning

Energy Source

District C.W.	60%			2032	* *	1		B
Electricity	40%			2038	* *	1		B

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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 Code
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	60%			2031	* *	1	\$46,300	B
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Basement Of Section 17							
		Explanation : Component Located In Basement Of Section 17 - Refrigerant 134a							
	Ext Pkg Unit - Cooling	10%			2022	\$34,300	2	\$400	B
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Window/Wall Unit	10%	2-4	\$15,300	2022	\$15,300	1		B
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	No Component	20%							D
Distribution									
	Chilled Wtr Pipe/Pump	60%	Now	\$8,700	2032	* *	4	\$2,100	B
		Insul. Deteriorating, Extent : Severe, Area Affected : 100%							
		Location : Through Out The Backyards In Between Buildings							
		Other Observation, Extent : Severe, Area Affected : 5%							
		Location : Transfer Cooling Tower Piping And Chilled Water Piping. Rear Yards Between Buildings							
		Explanation : Heat Tracing							
	No Component	40%							D
Terminal Devices									
	Direct Expansion	20%			2022	\$36,900	1		B
	Air Handler/Cool/Ht	60%			2022	\$151,400	1	\$26,500	B
	No Component	20%							D
Heat Rejection									
	Air Condenser Unit	20%			2022	\$23,700	2	\$9,900	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Abandoned Air Condenser Unit Needs To Be Removed							
	Water Cool Tower	60%	Now	\$5,100	2023	\$102,300	2	\$34,500	B
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Component Located Between Sections 4 And 11							
		Explanation : 2 Units Out Of 8 Are Inoperable							
	No Component	20%							D
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$39,800	B
Exhaust Fans									
	Interior	85%			2022	\$69,800	2	\$1,900	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Fan Room							
		Explanation : Most Of Ventilation Occurs Through Air Handlers							
	Roof	15%			2022	\$8,900	2	\$300	B
Plumbing									
H/C Water Piping									
	Galv Iron/Steel	100%			2027	* *	1		B

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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 Code
Plumbing									
	HW Heat Exchanger								
	Low Temp	100%			2032	* *	4	\$10,600	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%	Now	\$5,200	LIFE	* *	1		B
		Other Observation, Extent : Severe, Area Affected : 15%							
		Location : Basement							
		Explanation : Sewage Clogs Cause Flooding During Storms							
	Fixtures								
	Generic	100%							B
		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	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-5, Education							
		Explanation : 1 Unit, #7							
Fire Suppression									
	Standpipe								
	Generic	100%			2032	* *	1-5	\$36,000	B
	Sprinkler								
	No Component	95%							D
	Generic	5%			2032	* *	1-2	\$1,000	B

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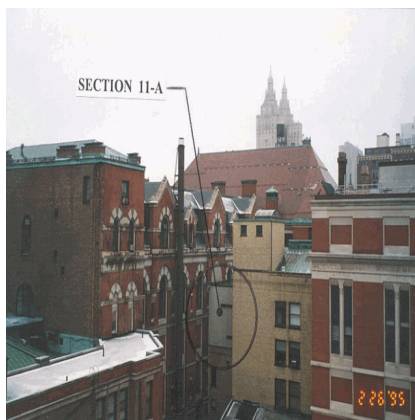
Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 : 03-Jun-2011 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$37,700
Total		\$37,700
Priority A		\$37,700
Total		\$37,700

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$25,700			
Interior Architecture	\$2,400		\$1,700	
Mechanical	\$2,100	\$20,800	\$900	\$600
Total	\$30,100	\$20,800	\$2,500	\$600
Priority A	\$25,700			
Priority B	\$4,400	\$20,800	\$900	\$600
Priority C			\$1,700	
Total	\$30,100	\$20,800	\$2,500	\$600



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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 Code	
Exterior										
Exterior Walls										
Masonry: Brick	85%				LIFE	* *	5	\$7,700	A	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
	Location : Various									
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
	Location : Throughout									
Metal Panel	15%	2-4		\$500	2042	* *	5	\$2,500	A	
	Deteriorated Finish, Extent : Moderate, Area Affected : 20%									
	Location : Throughout									
Windows										
Aluminum	10%				2030	* *	5	\$100	A	
Wood	90%	Now		\$20,500	2047	* *	5	\$3,500	A	
	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		\$700	LIFE	* *	5	\$300	A	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
	Location : South Side									
Masonry: Brick	65%	Now		\$3,800	LIFE	* *	5	\$600	A	
	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		\$200	LIFE	* *	5	\$600	A	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 30%									
	Location : Throughout									
Roof										
Modified Bitumen	100%				2022		\$37,700	10	\$6,200	A
	Blisters, Extent : Moderate, Area Affected : 5%									
	Location : Southern Side									
	Worn/Eroded, Extent : Moderate, Area Affected : 100%									
	Location : Throughout									
Interior										
Floors										
Carpet	40%				2021		\$33,500	3	\$3,800	C
Terrazzo	10%				LIFE	* *	5	\$500	C	
Vinyl Tile	50%				2027	* *	3	\$1,200	C	

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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 Code

Interior

Interior Walls

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

Ceilings

AcousTileSusp.Lay-In	15%			2035		**	5	\$900	B
Gypsum Board	30%			LIFE		**	5	\$2,400	B
Plaster	55%	Now		\$2,400	LIFE	**	5	\$2,200	B

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 Code

Heating

Energy Source

Utility Steam	100%			2032		**	1		B
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Distribution

Steam Piping/Pump	100%	Now		\$1,500	2032	**	4	\$200	B
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Steam Traps Faulty, Extent : Severe, Area Affected : 30%

Location : Throughout

Terminal Devices

Air Handler	100%			2022		\$23,600	1	\$2,600	B
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Air Conditioning

Energy Source

Electricity	100%			2038		**	1		B
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Conversion Equipment

Ext Pkg Unit - Cooling	100%			2017		\$20,200	2	\$300	B
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R-22 Refrigerant, Extent : Light, Area Affected : 100%

Location : Roof

Terminal Devices

Air Handler/Cool/Ht	100%			2022		\$18,600	1	\$2,600	B
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Ventilation

Distribution

Ductwork/Diffusers	100%			LIFE		**	2-5	\$2,300	B
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Exhaust Fans

Interior	100%			2022		\$4,800	2	\$100	B
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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.*

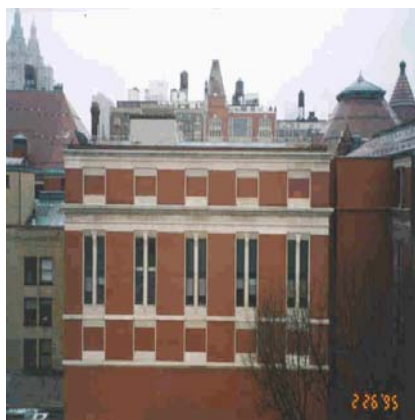
Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 11B
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 : 08-Jun-2011 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2A,3,4,5,6,7
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Interior Architecture		\$91,400
Mechanical		\$202,000
Total		\$293,400
Priority B		\$202,000
Priority C		\$91,400
Total		\$293,400

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Interior Architecture	\$12,600	\$4,400	\$77,000	\$2,900
Mechanical	\$39,000	\$23,400	\$23,100	\$10,000
Total	\$51,500	\$27,700	\$100,100	\$12,900
Priority B	\$39,000	\$23,400	\$23,100	\$10,000
Priority C	\$12,600	\$4,400	\$77,000	\$2,900
Total	\$51,500	\$27,700	\$100,100	\$12,900



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

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

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

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

Asset # : 4247

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Brick	90%			LIFE	* *	5		A	
	Horizontal Cracks, Extent : Light, Area Affected : 2%								
	Location : North Facade								
Pre-Cast Concrete	10%			LIFE	* *	5		A	
Windows									
Aluminum	100%			2038	* *	5		A	
Parapets									
Copper/Terne	25%			2057	* *	5		A	
Metal Rail	50%			2035	* *	5-10		A	
	Corrosion/Rusting, Extent : Light, Area Affected : 15%								
	Location : Throughout								
Pre-Cast Concrete	25%			LIFE	* *	5		A	
Roof									
IRMA/Protected Membrane	100%			2022		10		A	
Interior									
Floors									
Carpet	15%			2023	\$115,600	3	\$13,100	C	
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Library								
Carpet	10%	Now	\$7,700	2018	\$77,000	3	\$8,700	C	
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
	Location : First Floor								
	Worn/Eroded, Extent : Light, Area Affected : 100%								
	Location : First Floor								
Cast in Place Concrete	72%			LIFE	* *	5	\$91,400	C	
Ceramic Tile	3%			2031	* *	5	\$1,700	C	
Interior Walls									
Gypsum Board	90%	Now	\$4,000	LIFE	* *	5	\$27,800	C	
	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	* *			C	
Ceilings									
AcousTileSusp.Lay-In	15%			2035	* *	5	\$8,700	B	
Exposed Struc: Steel	82%			LIFE	* *			B	
Gypsum Board	3%			LIFE	* *	5	\$2,200	B	

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

Heating

Energy Source

Utility Steam	100%			2042	* *	1		B
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

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

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 Code
Heating									
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2031	**	5	\$2,300	B
	Distribution								
	Steam Piping/Pump	100%			2042	**	4	\$1,900	B
	Terminal Devices								
	Air Handler	100%			2027	**	1	\$24,000	B
		Other Observation, Extent : Light, Area Affected : 100% Location : Fan Room Explanation : Covered Under A C System.							
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	**	1		B
	Conversion Equipment								
	Centrifugal, Elec Chiller	90%			2025	\$97,800	1	\$37,800	B
		R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : Basement Of Section 17 Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : All Dx Units Are Converted To Chilled Water System.							
	Window/Wall Unit	10%			2017	\$8,300	1		B
		Other Observation, Extent : Light, Area Affected : 100% Location : 3rd Floor Explanation : Offices Space							
	Distribution								
	Chilled Wtr Pipe/Pump	90%			2042	**	4	\$1,700	B
	No Component	10%							D
	Terminal Devices								
	Air Handler/Cool/Ht	90%			2027	**	1	\$21,600	B
	No Component	10%							D
	Heat Rejection								
	Water Cool Tower	90%	Now	\$5,200	2020	\$104,200	2	\$28,100	B
		Other Observation, Extent : Moderate, Area Affected : 5% Location : Component Located Between Sections 4 And 11 Explanation : 2 Units Out Of 8 Are Inoperable							
	No Component	10%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$21,600	B
	Exhaust Fans								
	Interior	50%			2027	**	2	\$600	B
	Roof	50%			2027	**	2	\$600	B
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2035	**	1		B
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		B

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

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

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 Code
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : B-7, Library							
	Explanation : 1 Unit, #11b							
Fire Suppression								
Standpipe								
Generic	100%			2042	* *	1-5	\$19,500	B
Sprinkler								
Generic	100%	Now	\$23,500	2042	* *	1-2	\$9,400	B
	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 : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 / 1995
Area Sq Ft : 151,891 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 02-Jun-2011 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors SB,1,2,3,4,4M,5,6
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$227,400	\$1,589,500
Interior Architecture	\$198,800	\$217,600
Mechanical	\$222,500	\$1,881,500
Total	\$648,700	\$3,688,600
Priority A	\$227,400	\$1,589,500
Priority B	\$300,100	\$1,952,500
Priority C	\$121,200	\$146,600
Total	\$648,700	\$3,688,600

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$2,900			
Interior Architecture	\$28,000		\$18,500	
Mechanical	\$88,800	\$90,100	\$76,400	\$30,200
Elevators/Escalators	\$10,900	\$10,900	\$10,900	\$10,900
Total	\$130,600	\$101,000	\$105,700	\$41,000
Priority A	\$2,900			
Priority B	\$99,700	\$101,000	\$87,300	\$41,000
Priority C	\$28,000		\$18,500	
Total	\$130,600	\$101,000	\$105,700	\$41,000



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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
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 Code	
Exterior									
Exterior Walls									
Masonry: Brick	15%			LIFE	* *	5	\$50,600	A	
Masonry: Granite	85%			LIFE	* *	5	\$215,100	A	
Recent Repair Evident, Extent : Light, Area Affected : 60%									
Location : Central Park West Facade									
Windows									
Bronze/Brass	25%			2030	* *	5	\$40,400	A	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Central Park West Side									
Explanation : Painted Surface									
Steel	75%			2021	\$1,202,500	5	\$242,600	A	
Parapets									
Granite Panels	100%			LIFE	* *	5	\$3,100	A	
Roof									
Built-Up (BUR)	20%	Now	\$46,100	2032	* *			A	
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									
Water Penetration, Extent : Severe, Area Affected : 30%									
Location : Various									
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : Lobby Murals									
Explanation : Water Damage									
Copper/Terne	70%	Now	\$60,000	2037	* *			A	
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Modified Bitumen	10%	Now	\$2,900	2022	\$29,300			A	
Seams Open/Split, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Interior									
Floors									
Carpet	10%			2021	\$301,900	3	\$34,100	C	
Cast in Place Concrete	10%	Now	\$24,600	LIFE	* *	5	\$49,700	C	
Other Observation, Extent : Severe, Area Affected : 10%									
Location : Basement									
Explanation : Ground Water Penetration And Flooding									
Ceramic Tile	3%			2031	* *	5	\$6,800	C	
Marble Panels	12%			LIFE	* *	5	\$20,500	C	
Quarry Tile	5%			2035	* *	5	\$17,100	C	
Terrazzo	30%			LIFE	* *	5	\$53,300	C	
Vinyl Tile	25%			2027	* *	3	\$21,300	C	
Wood	5%			2050	* *	5	\$21,300	C	

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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 Code

Interior

Interior Walls

Cast in Place Concrete	5%			LIFE	**			C
Gypsum Board	10%			LIFE	**	5	\$17,400	C
Panel/Paver: Limestone	25%			LIFE	**			C
Marble Panels	10%			LIFE	**			C
Plaster	50%	Now	\$121,200	LIFE	**	5	\$43,600	C

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

Location : Offices And 2nd Floor Corridor

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

Location : Various Offices And 2nd Floor Corridor

Ceilings

AcousTileConcealSpLn	10%			2035	**	5	\$28,400	B
AcousTileSusp.Lay-In	10%			2035	**	5	\$22,700	B
Exposed Concrete	10%			LIFE	**	5	\$3,600	B
Masonry: Limestone	20%			LIFE	**	1		B
Plaster	50%	Now	\$77,600	LIFE	**	5	\$71,000	B

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

Location : Various Offices

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

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 Code

Heating

Energy Source

Utility Steam	100%			2032	**	1		B
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Conversion Equipment

Heat Exchanger	15%			2025	\$5,100	1	\$11,300	B
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Other Observation, Extent : Light, Area Affected : 100%

Location : Sub Basement

Explanation : One Unit

Pres. Reducing Valve/LP Steam	85%			2025	\$83,300	5	\$7,700	B
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Distribution

Hot Wtr Piping/Pump	15%			2030	**	4	\$1,100	B
Steam Piping/Pump	85%	0-2	\$46,900	2032	**	4	\$6,400	B

Other Observation, Extent : Moderate, Area Affected : 85%

Location : Sub Basement And Basement

Explanation : Steam Traps Faulty And Condensate Return Lines Corroded

Terminal Devices

Air Handler	40%			2022	\$340,800	1	\$37,600	B
Convactor/Radiator	60%			2027	**	1	\$29,400	B

Air Conditioning

Energy Source

District C.W.	100%			2032	**	1		B
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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 Code
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	75%			2031	* *	1	\$123,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Of Section 17</i>								
<i>Explanation : Component Located In Basement Of Section 17 - Refrigerant 134a</i>								
Ext Pkg Unit - Cooling	15%	0-2	\$109,400	2032	* *	2	\$1,100	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof Top Unit</i>								
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units Obsolete</i>								
No Component	10%							D
Distribution								
Chilled Wtr Pipe/Pump	75%			2032	* *	4	\$8,400	B
No Component	25%							D
Terminal Devices								
Direct Expansion	15%	0-2	\$66,200	2032	* *	1		B
<i>On Extended Life, Extent : Light, Area Affected : 15%</i>								
<i>Location : Fan Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : All Dx Systems Are Being Converted To Chilled Water System</i>								
Air Handler/Cool/Ht	75%			2022		1	\$70,500	B
No Component	10%							D
Heat Rejection								
Air Condenser Unit	10%	0-2	\$28,400	2032	* *	2	\$8,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : Obsolete Equipment</i>								
Water Cool Tower	75%	Now	\$15,300	2023	\$306,100	2	\$91,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Component Located Between Sections 4 And 11</i>								
<i>Explanation : 2 Units Out Of 8 Are Inoperable</i>								
No Component	15%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$84,700	B
Exhaust Fans								
Interior	80%			2022	\$139,700	2	\$3,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Most Of Ventilation Occurs Through Air Handlers</i>								
Roof	20%			2022	\$25,100	2	\$900	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2020	\$471,900	1		B

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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 Code
Plumbing									
	Water Heater								
	Electric	100%			2017	\$24,500	4	\$1,300	B
	HW Heat Exchanger								
	Low Temp	100%			2022	\$49,000	4	\$15,000	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$11,000	LIFE	* *	1		B
	Other Observation, Extent : Severe, Area Affected : 20%								
	Location : Sub Basement, Basement And Main Floor								
	Explanation : Sewage Clogs Cause Flooding During Storms								
	Sump Pump(s)								
	Rigid Piping	100%			2017	\$11,500	4	\$2,500	B
	Fixtures								
	Generic	100%							B
	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	* *			C
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : B-6, Roosevelt Hall								
	Explanation : 4 Units, #1, 2, 3, 4								
Fire Suppression									
	Standpipe								
	Generic	100%			2032	* *	1-5	\$76,600	B
	Sprinkler								
	No Component	95%							D
	Generic	5%			2032	* *	1-2	\$2,100	B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 : 06-Jun-2011 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$2,284,900	\$288,400
Interior Architecture		\$141,600
Mechanical	\$177,300	\$1,032,200
Total	\$2,462,100	\$1,462,200
Priority A	\$2,284,900	\$288,400
Priority B	\$177,300	\$1,077,900
Priority C		\$96,000
Total	\$2,462,100	\$1,462,200

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$2,300	\$21,000		
Interior Architecture		\$8,000	\$10,700	
Mechanical	\$80,500	\$46,700	\$38,800	\$17,200
Elevators/Escalators	\$8,900	\$8,900	\$8,900	\$8,900
Total	\$91,700	\$84,600	\$58,300	\$26,000
Priority A	\$2,300	\$21,000		
Priority B	\$89,400	\$55,600	\$47,700	\$26,000
Priority C		\$8,000	\$10,700	
Total	\$91,700	\$84,600	\$58,300	\$26,000



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

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
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 Code
Exterior								
Exterior Walls								
Copper/Terne	7%	Now	\$847,800	2057	* *			A
			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	\$543,100	LIFE	* *	5	\$173,000	A
			Cracking/Crumbling, Extent : Severe, Area Affected : 10%					
			Location : Various					
			Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%					
			Location : Throughout					
			Worn/Eroded, Extent : Moderate, Area Affected : 5%					
			Location : Throughout					
Stucco Cement	8%	Now	\$490,700	2042	* *	5	\$20,400	A
			Diagonal Cracks, Extent : Severe, Area Affected : 20%					
			Location : Penthouse					
			Water Penetration, Extent : Severe, Area Affected : 100%					
			Location : Penthouse					
Windows								
Steel	100%	Now	\$200,600	2030	* *	5	\$115,300	A
			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					
Parapets								
Masonry: Brick	90%	Now	\$70,100	LIFE	* *	5	\$5,800	A
			Cracking/Crumbling, Extent : Moderate, Area Affected : 60%					
			Location : East And West Stair Tower					
			Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%					
			Location : Interior Face Of Penthouses					
			Loose/Delam Surface, Extent : Moderate, Area Affected : 15%					
			Location : Stucco Throughout Inside Face					
			Vegetation Growth, Extent : Moderate, Area Affected : 25%					
			Location : Interior Face Of Penthouses					
			Water Penetration, Extent : Moderate, Area Affected : 5%					
			Location : Penthouses					
Masonry: Granite	10%	Now	\$2,300	LIFE	* *	5	\$800	A
			Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%					
			Location : Throughout					

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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 Code

Exterior

Roof

Built-Up (BUR)	80%	Now	\$132,700	2032	* *			A
<i>Vegetation Growth, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Copper/Terne	10%			2037	* *	10	\$8,700	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Low Roof</i>								
Modified Bitumen	5%			2017	\$10,500	10	\$1,700	A
Skylight, Plastic	5%			2035	* *	1		A

Interior

Floors

Carpet	15%			2021	\$242,500	3	\$27,400	C
Cast in Place Concrete	10%			LIFE	* *	5	\$26,600	C
Cork Tile	15%			2032	* *	5	\$16,000	C
Terrazzo	50%			LIFE	* *	5	\$47,600	C
Vinyl Tile	10%			2027	* *	3	\$4,600	C

Interior Walls

Gypsum Board	10%			LIFE	* *	5	\$17,600	C
Masonry: Brick	10%			LIFE	* *			C
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Behind Exhibits</i>								
Marble Panels	25%			LIFE	* *			C
Plaster	5%			LIFE	* *	5	\$4,400	C
Plaster	50%			LIFE	* *	5	\$44,000	C

Ceilings

AcousTile,Adhered	10%			2035	* *	5	\$12,200	B
AcousTileSusp.Lay-In	15%			2035	* *	5	\$18,300	B
Gypsum Board	10%			LIFE	* *	5	\$15,200	B
Masonry: Marble	5%			LIFE	* *	1		B
Plaster	10%			LIFE	* *	5	\$7,600	B
Plaster	50%			LIFE	* *	5	\$38,100	B

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

Heating

Energy Source

Utility Steam	100%			2032	* *	1		B
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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 Code	
Heating									
Conversion Equipment									
Pres. Reducing Valve/LP Steam	100%	Now	\$2,600	2025	\$52,500	5	\$2,400	B	
	Corroded, Extent : Moderate, Area Affected : 5% Location : Basement								
Distribution									
Steam Piping/Pump	100%	Now	\$59,100	2032	* *	4	\$4,000	B	
	Other Observation, Extent : Moderate, Area Affected : 80% Location : Sub Basement And Basement Explanation : Steam Traps Faulty And Condensate Return Lines Corroded								
Terminal Devices									
Air Handler	20%			2022	\$91,300	1	\$10,100	B	
Convactor/Radiator	80%			2027	* *	1	\$21,000	B	
Air Conditioning									
Energy Source									
District C.W.	100%			2032	* *	1		B	
Conversion Equipment									
Centrifugal, Elec Chiller	90%			2031	* *	1	\$79,200	B	
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement Of Section 17 Explanation : Component Located In Basement Of Section 17 - Refrigerant 134a								
Window/Wall Unit	10%			2017	\$17,400	1		B	
Distribution									
Chilled Wtr Pipe/Pump	90%			2032	* *	4	\$5,400	B	
No Component	10%							D	
Terminal Devices									
Air Handler/Cool/Ht	90%			2022	\$323,500	1	\$45,300	B	
No Component	10%							D	
Heat Rejection									
Water Cool Tower	90%	Now	\$10,900	2020	\$218,600	2	\$59,000	B	
	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	10%							D	
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$45,400	B	
Exhaust Fans									
Interior	100%			2022	\$93,500	2	\$2,500	B	
	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	100%			2020	\$252,800	1		B	
Water Heater									
Electric	100%			2016	\$13,100	4	\$700	B	

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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 Code
Plumbing								
HW Heat Exchanger Low Temp	100%	0-2	\$26,300	2052	* *	4	\$8,000	B
Obsolete Equipment, Extent : Severe, Area Affected : 100% Location : Basement								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%	2-4	\$118,200	LIFE	* *	1		B
Blockage /Clogged, Extent : Moderate, Area Affected : 10% Location : Basement On Extended Life, Extent : Severe, Area Affected : 100% Location : Throughout								
Sump Pump(s) Submersible	100%			2016	\$7,000	4	\$2,500	B
Fixtures Generic	100%							B
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	* *			C
Other Observation, Extent : Light, Area Affected : 100% Location : B-6, Imax Explanation : 1 Unit, #13 Operated Manually - Needs Upgrade								
Fire Suppression								
Standpipe Generic	100%			2032	* *	1-5	\$41,000	B
Sprinkler No Component	95%							D
Generic	5%			2032	* *	1-2	\$1,100	B

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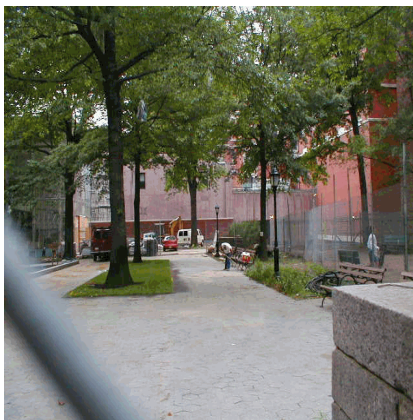
Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 : 07-Jun-2011 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,1M,2,3,4
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL		FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$780,300	\$36,200
Mechanical		\$222,100	\$2,370,800
Total		\$1,002,300	\$2,407,000
Priority A		\$780,300	\$36,200
Priority B		\$222,100	\$2,370,800
Total		\$1,002,300	\$2,407,000

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture		\$3,500	\$300	
Interior Architecture	\$62,000	\$20,200	\$42,600	
Mechanical	\$46,400	\$17,900	\$59,900	\$17,900
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$113,300	\$46,400	\$107,700	\$22,800
Priority A		\$3,500	\$300	
Priority B	\$76,800	\$22,800	\$64,800	\$22,800
Priority C	\$36,500	\$20,200	\$42,600	
Total	\$113,300	\$46,400	\$107,700	\$22,800



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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 Code	
Exterior									
Exterior Walls									
Copper/Terne	5%	Now	\$95,700	2042	**			A	
	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	\$92,100	LIFE	**	5	\$19,300	A	
	Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
	Location : Section 15 South Facade Above 15 A								
	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 15 A								
Masonry: Granite	20%	Now	\$80,700	LIFE	**	5	\$9,600	A	
	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	\$43,600	2035	**	5	\$36,200	A	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
	Location : East Facade Of Section 1 A								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Second Floor								
Windows									
Aluminum	10%			2038	**	5	\$500	A	
Wood	90%	Now	\$187,600	2047	**	5	\$24,000	A	
	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%			2042	**	5	\$2,000	A	
	Water Penetration, Extent : Severe, Area Affected : 20%								
	Location : Throughout								
Metal Rail	25%			2035	**	5-10	\$18,800	A	
No Component	65%							D	

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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 Code	
Exterior									
Roof									
Built-Up (BUR)	30%			2022	\$28,000	10	\$5,900	A	
	Debris on Roof, Extent : Light, Area Affected : 10%								
	Location : Section 15 A								
	Worn/Eroded, Extent : Moderate, Area Affected : 30%								
	Location : Section 15 A								
Copper/Terne	5%			2037	**	10	\$2,500	A	
	Corrosion/Rusting, Extent : Light, Area Affected : 100%								
	Location : Northwest Corner Of Section 15								
Slate	65%	Now	\$280,600	LIFE	**			A	
	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%			2018	\$39,000	3	\$4,400	C	
Cast in Place Concrete	7%			LIFE	**	5	\$9,000	C	
Ceramic Tile	3%			2031	**	5	\$1,800	C	
Traffic Topping	55%			2027	**	5	\$40,300	C	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Fluid Applied Epoxy Floors								
Vinyl Tile	30%			2027	**	3	\$6,600	C	
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : First And Second Floor								
Interior Walls									
Concrete Masonry Unit	25%	Now	\$29,300	LIFE	**	5	\$10,100	C	
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Stairwell								
Gypsum Board	40%			LIFE	**	5	\$24,300	C	
Masonry: Brick	20%			LIFE	**			C	
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Collections Storage Areas								
Plaster	15%	Now	\$6,300	LIFE	**	5	\$4,600	C	
	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								

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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 Code

Interior

Ceilings

AcousTileSusp.Lay-In	15%	Now	\$1,500	2035	* *	5	\$4,400	B
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Staining/Discoloring, Extent : Severe, Area Affected : 5%

Location : Areas Of Previous Water Intrusion - Various Offices

Exposed Struc: Steel	60%			LIFE	* *			B
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Gypsum Board	10%			LIFE	* *	5	\$7,300	B
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Plaster	15%	Now	\$24,000	LIFE	* *	5	\$5,500	B
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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 Code

Heating

Energy Source

Utility Steam	100%			2032	* *	1		B
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Conversion Equipment

Pres. Reducing Valve/LP	100%			2018	\$84,700	5	\$7,800	B
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Steam

Distribution

Steam Piping/Pump	100%	0-2	\$95,300	2022	\$953,000	4	\$6,500	B
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Other Observation, Extent : Moderate, Area Affected : 70%

Location : Basement

Explanation : Steam Traps Faulty And Condensate Return Lines Corroded

Terminal Devices

Convactor/Radiator	50%			2027	* *	1	\$21,200	B
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No Component	50%							D
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Other Observation, Extent : Light, Area Affected : 0%

Location : Fan Room

Explanation : Covered Under A C System

Air Conditioning

Energy Source

District C.W.	70%			2032	* *	1		B
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Electricity	30%			2038	* *	1		B
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Conversion Equipment

Centrifugal, Elec Chiller	70%			2031	* *	1	\$99,400	B
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Of Section 17

Explanation : Component Located In Basement Of Section 17 - Refrigerant 134a

Ext Pkg Unit - Cooling	15%			2022	\$94,500	2	\$1,200	B
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R-22 Refrigerant, Extent : Light, Area Affected : 100%

Location : Roof

Window/Wall Unit	15%			2017	\$42,100	1		B
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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 Code
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pump	70%			2032	* *	4	\$6,800	B
No Component	30%							D
Terminal Devices								
Direct Expansion	10%			2022	\$42,400	1		B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : All Dx Systems Are Being Converted To Chilled Water System								
Air Handler/Cool/Ht	70%			2022	\$405,800	1	\$56,800	B
No Component	20%							D
Heat Rejection								
Air Condenser Unit	10%			2022	\$27,300	2	\$9,100	B
Water Cool Tower	70%	Now	\$13,700	2023	\$274,200	2	\$73,900	B
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	20%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$73,200	B
Exhaust Fans								
Interior	100%			2022	\$150,900	2	\$4,000	B
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%			2020	\$407,600	1		B
HW Heat Exchanger								
Low Temp	100%			2022	\$42,300	4	\$13,000	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%	Now	\$9,500	LIFE	* *	1		B
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Throughout Basement								
Cracked, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1-4, Ichthyology								
Explanation : 1 Unit, #15h								

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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 Code
Fire Suppression									
Sprinkler									
	No Component	95%							D
	Generic	5%			2032	* *	1-2	\$1,800	B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 17
Address : W. 77TH ST. & CPW
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 : 03-Jun-2011 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$654,200	\$2,375,100
Interior Architecture	\$151,300	\$146,500
Mechanical	\$76,600	\$1,265,800
Total	\$882,100	\$3,787,300
Priority A	\$654,200	\$2,375,100
Priority B	\$190,500	\$1,265,800
Priority C	\$37,300	\$146,500
Total	\$882,100	\$3,787,300

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$26,100			
Interior Architecture		\$10,000	\$14,200	
Mechanical	\$88,700	\$32,500	\$44,800	\$19,200
Elevators/Escalators	\$8,900	\$8,900	\$8,900	\$8,900
Total	\$123,600	\$51,500	\$67,900	\$28,100
Priority A	\$26,100			
Priority B	\$97,600	\$41,400	\$53,700	\$28,100
Priority C		\$10,000	\$14,200	
Total	\$123,600	\$51,500	\$67,900	\$28,100



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

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

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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 Code
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$355,100	LIFE	* *	5	\$226,300	A
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Fifth Floor And Western Extension On First Floor								
Windows								
Steel	100%			2021	\$1,863,300	5	\$428,600	A
Parapets								
Masonry: Brick	90%	Now	\$13,400	LIFE	* *	5	\$4,500	A
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Various								
Efflorescence, Extent : Severe, Area Affected : 10%								
Location : Various								
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 30%								
Location : Throughout								
Vegetation Growth, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Masonry: Granite	10%	Now	\$4,400	LIFE	* *	5	\$600	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Roof								
Built-Up (BUR)	50%	Now	\$84,800	2032	* *			A
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	\$8,200	2050	* *			A
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
Location : Various								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various								
Skylight, Plastic	2%			2027	* *	1		A
Sloped Glazing	15%			LIFE	* *	5	\$71,200	A

Interior

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

Asset # : 2318

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior									
Floors									
	Carpet	20%			2021	\$355,800	3	\$40,200	C
	Cast in Place Concrete	50%			LIFE	**	5	\$146,500	C
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
		Explanation : Ground Water							
	Quarry Tile	10%			2027	**	5	\$20,100	C
	Slate	5%			LIFE	**	5	\$7,100	C
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Stair Treads							
	Vinyl Tile	5%			2027	**	3	\$2,500	C
	Wood	10%			2050	**	5	\$25,100	C
Interior Walls									
	Concrete Masonry Unit	5%			LIFE	**	5	\$3,000	C
	Gypsum Board	35%			LIFE	**	5	\$31,300	C
	Masonry: Brick	10%			LIFE	**			C
		Efflorescence, Extent : Severe, Area Affected : 30%							
		Location : Fifth Floor Mechanical Spaces							
	Plaster	15%	Now	\$37,300	LIFE	**	5	\$6,700	C
		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 & Fifth Floors; Western Extension Of First Floor							
	SGFT/Glazed Masonry	35%			LIFE	**			C
Ceilings									
	AcousTileSusp.Lay-In	30%			2035	**	5	\$40,900	B
	Exposed Concrete	50%	Now	\$114,000	LIFE	**	5	\$10,600	B
		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	**			B
	Gypsum Board	10%			LIFE	**	5	\$17,000	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2032	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout Museum Complex								
Explanation : Supplied By Con Edison - Serves All Building Sections								

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

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

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

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

Asset # : 2318

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Conversion Equipment									
Pres. Reducing Valve/LP Steam	100%	Now	\$5,800	2025	\$57,800	5	\$2,700	B	
	Corroded, Extent : Moderate, Area Affected : 10%								
	Location : Basement								
	Other Observation, Extent : Light, Area Affected : 20%								
	Location : Basement								
	Explanation : Malfunctioning Intercoolers								
Distribution									
Steam Piping/Pump	100%	0-2	\$32,500	2032	* *	4	\$4,400	B	
	Other Observation, Extent : Moderate, Area Affected : 80%								
	Location : Basement								
	Explanation : Steam Traps Faulty And Condensate Return Lines Corroded								
Terminal Devices									
Air Handler	60%			2022	\$301,200	1	\$33,200	B	
Convactor/Radiator	40%			2020	\$351,800	1	\$11,600	B	
Air Conditioning									
Energy Source									
District C.W.	60%			2032	* *	1		B	
Electricity	40%			2038	* *	1		B	
Conversion Equipment									
Centrifugal, Elec Chiller	60%			2031	* *	1	\$58,100	B	
	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								
Window/Wall Unit	40%			2017	\$76,600	1		B	
Distribution									
Chilled Wtr Pipe/Pump	60%	Now	\$5,500	2032	* *	4	\$2,600	B	
	Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
	Location : Transfer Cooling Tower Piping And Chilled Water Piping. Rear Yards Between Buildings								
No Component	40%							D	
Terminal Devices									
Direct Expansion	10%			2022	\$28,900	1		B	
Air Handler/Cool/Ht	60%			2022	\$237,300	1	\$33,200	B	
No Component	30%							D	
Heat Rejection									
Air Condenser Unit	10%			2022	\$18,600	2	\$6,200	B	
Water Cool Tower	60%	Now	\$8,000	2023	\$160,300	2	\$43,200	B	
	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	30%							D	
Ventilation									

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

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
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 Code
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$49,900	B
Exhaust Fans								
Interior	50%			2022	\$51,500	2	\$1,400	B
Roof	50%			2022	\$37,000	2	\$1,400	B
Plumbing								
H/C Water Piping								
Brass/Copper	25%			2042	* *	1		B
Galv Iron/Steel	75%			2027	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2042	* *	4	\$8,900	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units Provide Domestic Hot Water To Other Building Sections								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%	Now	\$6,500	LIFE	* *	1		B
Other Observation, Extent : Severe, Area Affected : 20%								
Location : Basement								
Explanation : Frequent Sewage Clogs Cause Flooding During Storms								
Sump Pump(s)								
Submersible	100%			2016	\$7,000	4	\$2,500	B
Backflow Preventer								
Generic	100%			2022	\$9,000	1	\$5,500	B
Fixtures								
Generic	100%							B
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	* *			C
Other Observation, Extent : Light, Area Affected : 100%								
Location : B-5								
Explanation : 1 Freight Unit								
Fire Suppression								
Standpipe								
Generic	100%			2032	* *	1-5	\$45,100	B
Sprinkler								
Generic	100%			2042	* *	1-2	\$25,100	B
Fire Pump								
Generic	100%			2025	\$69,000	1	\$16,700	B

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 : 06-Jun-2011 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$850,400	\$1,138,900
Interior Architecture		\$224,300
Mechanical		\$1,320,600
Total	\$850,400	\$2,683,800
Priority A	\$850,400	\$1,138,900
Priority B		\$1,320,600
Priority C		\$224,300
Total	\$850,400	\$2,683,800

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$12,800	\$1,500	\$1,500	
Interior Architecture	\$1,300	\$24,000	\$5,000	
Mechanical	\$71,300	\$29,100	\$37,600	\$17,000
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$93,300	\$62,500	\$52,000	\$24,900
Priority A	\$12,800	\$1,500	\$1,500	
Priority B	\$79,200	\$44,400	\$45,500	\$24,900
Priority C	\$1,300	\$16,600	\$5,000	
Total	\$93,300	\$62,500	\$52,000	\$24,900



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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
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 Code
Exterior								
Exterior Walls								
Copper/Terne	2%			2042	**	10	\$6,100	A
Masonry: Brick	40%	Now	\$163,300	LIFE	**	5	\$52,000	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : West Facade								
Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
Location : West Facade								
Masonry: Granite	58%	Now	\$473,300	LIFE	**	5	\$56,600	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : East Facade								
Windows								
Aluminum	15%			2038	**	5	\$3,000	A
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Collections Storage								
Explanation : Interior Storm Windows.								
Steel	85%	Now	\$92,400	2021	\$924,100	5	\$106,300	A
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	10%			LIFE	**	5	\$100	A
No Component	90%							D
Roof								
Built-Up (BUR)	5%			2027	**	10	\$1,500	A
Copper/Terne	30%	Now	\$12,800	2050	**			A
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Skylight, Metal/Glass	5%			2032	**	10	\$5,100	A
Slate	60%	Now	\$121,400	LIFE	**			A
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Slate Roof								
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
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 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 Code
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$39,600	C
Cork Tile	10%			2032	**	5	\$10,600	C
Marble Panels	7%			LIFE	**	5	\$6,300	C
Slate	3%			LIFE	**	5	\$3,800	C
Terrazzo	20%			LIFE	**	5	\$18,800	C
Traffic Topping	15%			2027	**	5	\$22,600	C
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : New Collection Storage Areas</i>								
<i>Explanation : Epoxy Flooring</i>								
Vinyl Tile	30%			2027	**	3	\$13,600	C
Interior Walls								
Ceramic Tile	3%			2031	**	5	\$2,600	C
Fabric on Framing	2%			2023	\$184,700	5	\$900	C
Gypsum Board	53%			LIFE	**	5	\$27,700	C
Marble Panels	5%			LIFE	**			C
Plaster	15%			LIFE	**	5	\$3,900	C
SGFT/Glazed Masonry	20%			LIFE	**			C
Wood	2%			LIFE	**	5	\$7,000	C
Ceilings								
AcousTileConcealSpLn	10%			2027	**	5	\$14,800	B
AcousTileSusp.Lay-In	15%			2035	**	5	\$17,800	B
Exposed Concrete	50%			LIFE	**	5	\$9,300	B
Plaster	10%			LIFE	**	5	\$7,400	B
Plaster	15%			LIFE	**	5	\$11,100	B
Mechanical								
Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2032	**	1		B
Distribution								
Steam Piping/Pump	100%	0-2	\$29,300	2022	\$585,200	4	\$4,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Traps Faulty And Condensate Return Lines Corroded</i>								
Terminal Devices								
Air Handler	30%			2022	\$135,600	1	\$15,000	B
Convactor/Radiator	70%			2027	**	1	\$18,200	B
Air Conditioning								
Energy Source								
District C.W.	85%			2032	**	1		B
Electricity	15%			2038	**	1		B

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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 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 Code
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	85%			2031	* *	1	\$74,100	B
	Other Observation, Extent : Light, Area Affected : 85%							
	Location : Basement Of Section 17							
	Explanation : Component Located In Basement Of Section 17 - Refrigerant 134a							
Window/Wall Unit	15%			2020	\$25,800	1		B
Distribution								
Chilled Wtr Pipe/Pump	85%			2032	* *	4	\$5,100	B
No Component	15%							D
Terminal Devices								
Air Handler/Cool/Ht	85%			2022	\$302,600	1	\$42,400	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : All Dx Systems Are Being Converted To Chilled Water System							
No Component	15%							D
Heat Rejection								
Water Cool Tower	85%	Now	\$10,200	2023	\$204,500	2	\$55,100	B
	Other Observation, Extent : Moderate, Area Affected : 5%							
	Location : Component Located Between Sections 4 And 11							
	Explanation : 2 Units Out Of 8 Are Inoperable							
No Component	15%							D
	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	\$44,900	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Most Of Ventilation Occurs Through Air Handlers							
Exhaust Fans								
Interior	100%			2022	\$92,700	2	\$2,500	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	Now	\$12,500	2027	* *	1		B
	Corroded, Extent : Moderate, Area Affected : 10%							
	Location : Throughout Basement							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer								
Generic	100%			2027	* *	1	\$4,900	B

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Fixtures								
	Generic	100%							B
		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	**			C
		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%			2032	**	1-5	\$40,600	B
	Sprinkler								
	No Component	95%							D
	Generic	5%			2042	**	1-2	\$1,100	B

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

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

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

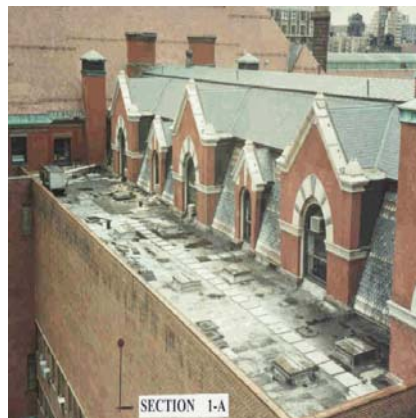
Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 : 06-Jun-2011 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,4,4M
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$161,100	\$59,300
Mechanical	\$274,000	\$410,600
Total	\$435,100	\$469,900
Priority A	\$161,100	\$59,300
Priority B	\$274,000	\$410,600
Total	\$435,100	\$469,900

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$33,100			
Interior Architecture	\$380,000		\$3,200	\$14,300
Mechanical	\$57,200	\$13,100	\$14,200	\$6,800
Total	\$470,200	\$13,100	\$17,400	\$21,100
Priority A	\$33,100			
Priority B	\$57,200	\$13,100	\$14,200	\$6,800
Priority C	\$380,000		\$3,200	\$14,300
Total	\$470,200	\$13,100	\$17,400	\$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
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 Code
Exterior								
Exterior Walls								
Masonry: Brick	97%	Now	\$93,100	LIFE	* *	5	\$59,300	A
	Spalling, Extent : Light, Area Affected : 5%							
	Location : East Facade							
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
	Location : East Facade							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Various Offices							
Masonry: Limestone	3%			LIFE	* *	5	\$1,400	A
Windows								
Steel	100%	Now	\$33,100	2030	* *	5	\$33,400	A
	Deteriorated Finish, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$600	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Masonry: Brick	95%			LIFE	* *	5	\$1,500	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%							
	Location : Deformed Copper Flashing Throughout							
Roof								
Modified Bitumen	98%	Now	\$68,000	2032	* *			A
	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%			2035	* *	1		A
Interior								
Floors								
Carpet	50%	2-4	\$380,000	2024	\$380,000	3	\$42,900	C
	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	\$6,300	C
Vinyl Tile	45%			2027	* *	3	\$9,700	C

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

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

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

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

Asset # : 2338

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

Interior

Interior Walls

Gypsum Board	30%			LIFE	**	5	\$22,100	C
Masonry: Brick	10%			LIFE	**			C
Plaster	60%			LIFE	**	5	\$22,100	C

Ceilings

AcousTileSusp.Lay-In	50%			2035	**	5	\$28,600	B
Exposed Concrete	10%			LIFE	**	5	\$900	B
Exposed Struc: Steel	10%			LIFE	**			B
Masonry: Infill Arch	10%			LIFE	**			B
Plaster	20%			LIFE	**	5	\$7,200	B

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

Heating

Energy Source								
Utility Steam	100%			2032	**	1		B

Conversion Equipment

Pres. Reducing Valve/LP Steam	100%			2025	\$24,700	5	\$2,300	B
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Distribution

Steam Piping/Pump	100%	Now	\$13,900	2022	\$277,700	4	\$1,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Traps Faulty And Condensate Return Lines Corroded</i>								

Terminal Devices

Air Handler	60%			2017	\$128,700	1	\$14,200	B
Convactor/Radiator	40%			2027	**	1	\$4,900	B

Air Conditioning

Energy Source								
District C.W.	60%			2032	**	1		B
Electricity	40%			2038	**	1		B

Conversion Equipment

Centrifugal, Elec Chiller	60%			2025	\$64,300	1	\$24,800	B
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Sect 17</i>								
<i>Explanation : Component Located In Basement Of Sect 17.refrigerant 134a</i>								

Window/Wall Unit	40%	0-2	\$32,700	2022	\$32,700	1		B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Through Out</i>								

Distribution

Chilled Wtr Pipe/Pump	60%			2032	**	4	\$1,700	B
No Component	40%							D

Terminal Devices

Air Handler/Cool/Ht	60%			2017	\$101,400	1	\$14,200	B
No Component	40%							D

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

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

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

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

Asset # : 2338

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Heat Rejection								
Water Cool Tower	60%	Now	\$3,400	2020	\$68,500	2	\$18,500	B
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Component Located Between Sect 4 And 11</i>								
<i>Explanation : 2 Units Out Of 8 Need Repair</i>								
No Component	40%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$21,300	B
Exhaust Fans								
Interior	100%			2017	\$44,000	2	\$1,200	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2027	* *	1		B
Water Heater								
Electric	10%			2017	\$600	4		B
No Component	90%							D
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gallery 77</i>								
<i>Explanation : 1 Unit Travel From Basement : 2nd Floor</i>								
Fire Suppression								
Standpipe								
Generic	100%			2032	* *	1-5	\$19,300	B
Sprinkler								
No Component	95%							D
Generic	5%			2032	* *	1-2	\$500	B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 2
Address : W. 77TH ST. & CPW
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.002 / 2328 **Yr Built/Renovated** : 1891 / 2007
Area Sq Ft : 57,025 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 31-May-2011 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,M
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$867,500	\$88,800
Interior Architecture	\$39,800	\$1,515,200
Mechanical		\$936,100
Total	\$907,400	\$2,540,200
Priority A	\$867,500	\$88,800
Priority B		\$936,100
Priority C	\$39,800	\$1,515,200
Total	\$907,400	\$2,540,200

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$33,300		\$17,700	
Interior Architecture	\$12,900	\$30,700	\$12,600	
Mechanical	\$17,400	\$23,400	\$22,400	\$9,900
Total	\$63,600	\$54,100	\$52,700	\$9,900
Priority A	\$33,300		\$17,700	
Priority B	\$28,200	\$23,400	\$22,400	\$9,900
Priority C	\$2,100	\$30,700	\$12,600	
Total	\$63,600	\$54,100	\$52,700	\$9,900



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

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

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

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

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 Code
Exterior								
Exterior Walls								
Masonry: Brick	15%	Now	\$27,900	LIFE	* *	5	\$8,900	A
	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							
Masonry: Granite	85%			LIFE	* *	5	\$37,800	A
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : South Facade							
Windows								
Wood	10%	Now	\$44,400	2047	* *	5	\$5,700	A
	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%			2038	* *	5	\$102,000	A
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : South Facade							
Roof								
Copper/Terne	5%	Now	\$3,700	2037	* *			A
	Deformed/Dented, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Roll Roofing	10%	Now	\$1,800	2018	\$17,700	5	\$3,400	A
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%							
	Location : Lower Roof							
	Water Penetration, Extent : Moderate, Area Affected : 30%							
	Location : Lower Roof							
Slate	85%	Now	\$772,100	LIFE	* *			A
	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 54 Years Beyond Highest Rated Lifespan.							

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

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

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 Code
Interior								
Floors								
Carpet	20%			2021	\$226,700	3	\$25,600	C
Cast in Place Concrete	5%			LIFE	**	5	\$9,300	C
Ceramic Tile	5%			2031	**	5	\$4,300	C
Mosaic Tile	25%			2027	**	5	\$53,300	C
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Corridors And Various Offices								
Explanation : Historic Decorative Minton Tiles - Super Premium.								
Mosaic Tile	5%	Now	\$39,800	2027	**	5	\$5,300	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Fifth Floor								
Marble Panels	10%			LIFE	**	5	\$6,400	C
Terrazzo	20%			LIFE	**	5	\$13,300	C
Vinyl Tile	5%			2027	**	3	\$1,600	C
Wood	5%			2037	**	5	\$8,000	C
Interior Walls								
Fabric on Framing	15%			2023	\$1,478,000	5	\$7,000	C
Glass: Single Pane	10%			LIFE	**	5	\$7,000	C
Glass: Single Pane	5%			LIFE	**	5	\$3,500	C
Gypsum Board	15%			LIFE	**	5	\$8,400	C
Masonry: Brick	5%			LIFE	**			C
Marble Panels	5%			LIFE	**			C
Plaster	30%			LIFE	**	5	\$8,400	C
Plaster	5%			LIFE	**	5	\$1,400	C
Wood	10%			LIFE	**	5	\$37,200	C
Ceilings								
AcousTileConcealSpLn	10%			2035	**	5	\$10,700	B
AcousTileSusp.Lay-In	30%	Now	\$10,800	2035	**	5	\$12,800	B
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Offices								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Development Offices								
Exposed Struc: Steel	7%			LIFE	**			B
Gypsum Board	10%			LIFE	**	5	\$10,700	B
Plaster	40%			LIFE	**	5	\$21,300	B
Plaster	3%			LIFE	**	5	\$1,600	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2032	**	1		B
Distribution								
Steam Piping/Pump	100%			2032	**	4	\$4,200	B

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

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

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 Code
Heating								
Terminal Devices								
Air Handler	50%			2022	\$159,900	1	\$17,600	B
Convactor/Radiator	50%			2020	\$280,200	1	\$9,200	B
Air Conditioning								
Energy Source								
District C.W.	60%			2032	* *	1		B
Electricity	40%			2038	* *	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	60%			2031	* *	1	\$37,000	B
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Section 17</i>								
<i>Explanation : Components Located In Basement Of Section 17 - Refrigerant 134a</i>								
Ext Pkg Unit - Cooling	35%			2027	* *	2	\$1,200	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Roof Top Units</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Serves Lobby Area</i>								
Window/Wall Unit	5%			2017	\$6,100	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 5th Floor</i>								
<i>Explanation : Serves Offices</i>								
Distribution								
Chilled Wtr Pipe/Pump	60%			2032	* *	4	\$2,500	B
No Component	40%							D
Terminal Devices								
Air Handler/Cool/Ht	60%			2022	\$151,200	1	\$21,200	B
No Component	40%							D
Heat Rejection								
Water Cool Tower	60%	Now	\$5,100	2023	\$102,200	2	\$27,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Component Located Between Sections 4 And 11</i>								
<i>Explanation : 2 Units Out Of 8 Are Inoperable</i>								
No Component	40%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$31,800	B
Exhaust Fans								
Interior	100%			2022	\$65,600	2	\$1,700	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2020	\$177,200	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B

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

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

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 Code
Plumbing									
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		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%			2042	* *	1-5	\$28,800	B
	Sprinkler								
	No Component	95%							D
	Generic	5%			2032	* *	1-2	\$800	B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 : 06-Jun-2011 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,1M,2,4,5,6,7,7M,8
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Interior Architecture		\$229,600
Mechanical		\$245,400
Total		\$475,000
Priority B		\$376,100
Priority C		\$98,900
Total		\$475,000

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Interior Architecture	\$16,600	\$25,400	\$8,500	
Mechanical	\$37,400	\$32,900	\$49,600	\$22,100
Elevators/Escalators	\$21,700	\$21,700	\$21,700	\$21,700
Total	\$75,800	\$79,900	\$79,800	\$43,800
Priority B	\$59,200	\$54,600	\$71,300	\$43,800
Priority C	\$16,600	\$25,400	\$8,500	
Total	\$75,800	\$79,900	\$79,800	\$43,800



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

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

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

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

Exterior

Exterior Walls

Copper/Terne	10%			2057	**	10		A
Masonry: Brick	73%			LIFE	**	5		A
Masonry: Limestone	5%			LIFE	**	5		A
Window Wall	12%			2042	**	5		A

Windows

Aluminum	95%			2038	**	5		A
Metal Louvers	5%			2031	**	10		A

Parapets

Copper/Terne	5%			2057	**	5		A
Copper/Terne	10%			2057	**	5		A
Masonry: Brick	60%			LIFE	**	5		A
Metal Rail	25%			2035	**	5-10		A

Roof

IRMA/Protected Membrane	30%			2027	**	10		A
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Paver Block Ballast, Extent : Moderate, Area Affected : 100%

Location : Section Over Main Roof

Modified Bitumen	70%			2027	**	10		A
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Interior

Floors

Carpet	10%			2021	\$163,300	3	\$18,500	C
Cast in Place Concrete	5%			LIFE	**	5	\$13,500	C
Ceramic Tile	20%			2031	**	5	\$24,600	C
Sheet Vinyl/Rubber	15%			2027	**	5	\$27,700	C
Terrazzo	10%			LIFE	**	5	\$9,600	C
Traffic Topping	15%			2027	**	5	\$23,100	C

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

Location : Labs And Various

Explanation : Fluid Applied Epoxy Floor

Vinyl Tile	15%			2027	**	3	\$6,900	C
Wood	10%			2050	**	5	\$23,100	C

Interior Walls

Ceramic Tile	5%			2031	**	5	\$8,700	C
Gypsum Board	95%			LIFE	**	5	\$98,900	C

Ceilings

AcousTileSusp.Lay-In	15%			2035	**	5	\$18,500	B
Gypsum Board	85%			LIFE	**	5	\$130,700	B

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

Heating

Energy Source

Utility Steam	100%			2042	**	1		B
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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 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 Code
Heating									
	Conversion Equipment								
	Heat Exchanger	100%			2035	**	1	\$40,600	B
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : One Unit Coverts Steam To Hot Water System					
	Distribution								
	Hot Wtr Piping/Pump	100%			2038	**	4	\$4,100	B
Air Conditioning									
	Energy Source								
	District C.W.	100%			2042	**	1		B
	Conversion Equipment								
	Centrifugal, Elec Chiller	100%			2035	**	1	\$88,900	B
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement Of Section 17					
				Explanation : Component Located In Basement Of Section 17 - Refrigerant R-134a					
	Distribution								
	Chilled Wtr Pipe/Pump	100%			2048	**	4	\$6,100	B
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2027	**	1	\$50,800	B
	Heat Rejection								
	Water Cool Tower	100%	Now	\$12,300	2023	\$245,400	2	\$66,200	B
				Other Observation, Extent : Moderate, Area Affected : 5%					
				Location : Components Located Between Sections 4 And 11					
				Explanation : 2 Units Out Of 8 Are Inoperable					
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$45,800	B
	Exhaust Fans								
	Interior	100%			2027	**	2	\$2,500	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2048	**	1		B
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		B
	Backflow Preventer								
	Generic	100%			2027	**	1	\$5,000	B
	Fixtures								
	Generic	100%							B
Vertical Transport									

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 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 Code
Vertical Transport									
Elevators									
	Geared Traction	50%		LIFE		* *			C
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Basement - 8 (10 Stops)							
		Explanation : 1 Unit #20 F							
	Hydraulic	50%		LIFE		* *			C
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : 3 Levels - Museum Shop							
		Explanation : 1 Unit #20 P							
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$41,400	B
	Sprinkler								
	Generic	100%			2048	* *	1-2	\$23,000	B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 2A
Address : W. 77TH ST. & CPW
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.02A / 2339 **Yr Built/Renovated** : 1891 / 2007
Area Sq Ft : 23,957 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 31-May-2011 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$712,400	
Mechanical		\$173,800
Total	\$712,400	\$173,800
Priority A	\$712,400	
Priority B		\$173,800
Total	\$712,400	\$173,800

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$11,800		\$20,000	
Interior Architecture	\$21,300	\$9,000	\$4,900	\$5,400
Mechanical	\$16,000	\$13,700	\$10,100	\$5,000
Total	\$49,200	\$22,600	\$35,000	\$10,300
Priority A	\$11,800		\$20,000	
Priority B	\$16,000	\$13,700	\$10,100	\$10,300
Priority C	\$21,300	\$9,000	\$4,900	
Total	\$49,200	\$22,600	\$35,000	\$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
AMERICAN MUSEUM OF NATL HISTORY SECTION 2A

Asset # : 2339

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	40%	Now	\$8,500	LIFE	* *	5	\$5,400	A
	Efflorescence, Extent : Moderate, Area Affected : 10%							
	Location : North Facade							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : North Facade							
	Staining/Discoloring, Extent : Severe, Area Affected : 5%							
	Location : North Facade							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : North Facade							
Masonry: Granite	50%			LIFE	* *	5	\$5,100	A
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : South Facade							
Masonry: Granite	10%	Now	\$3,400	LIFE	* *	5	\$1,000	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
	Location : North Facade							
Windows								
Wood	50%	Now	\$156,200	2047	* *	5	\$20,000	A
	Air Infiltration, Extent : Moderate, Area Affected : 50%							
	Location : North Facade							
	Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
	Location : North Facade							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : North Facade							
	Split/Cracked, Extent : Moderate, Area Affected : 50%							
	Location : North Facade							
Wood	50%			2038	* *	5	\$39,900	A
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : South Facade							
Roof								
Slate	100%	Now	\$556,200	LIFE	* *			A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Loose/Miss Fasteners, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Explanation : 54 Years Beyond Material Lifespan							

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 2A

Asset # : 2339

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Floors									
Carpet	20%			2021	\$95,200	3	\$10,800	C	
Cast in Place Concrete	10%			LIFE	* *	5	\$7,800	C	
Ceramic Tile	5%			2035	* *	5	\$1,800	C	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : New Bathrooms									
Mosaic Tile	20%			2027	* *	5	\$17,900	C	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : First Floor, Upper Floors									
Explanation : Historic Decorative Minton Tiles - Super Premium									
Terrazzo	15%			LIFE	* *	5	\$4,200	C	
Vinyl Tile	30%			2027	* *	3	\$4,000	C	
Interior Walls									
Masonry: Brick	5%			LIFE	* *			C	
Marble Panels	2%			LIFE	* *			C	
Plaster	83%	Now	\$21,300	LIFE	* *	5	\$15,300	C	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Stairs And Some Offices									
Wood	10%			LIFE	* *	5	\$24,600	C	
Ceilings									
AcousTileSusp.Lay-In	30%			2039	* *	5	\$10,800	B	
Gypsum Board	10%			LIFE	* *	5	\$4,500	B	
Plaster	60%			LIFE	* *	5	\$13,400	B	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2032	* *	1		B
Distribution								
Steam Piping/Pump	100%	Now	\$8,700	2032	* *	4	\$1,200	B
Other Observation, Extent : Moderate, Area Affected : 60%								
Location : Basement								
Explanation : Steam Traps Faulty And Condensate Return Lines Corroded								
Terminal Devices								
Convactor/Radiator	70%			2027	* *	1	\$5,400	B
No Component	30%							D
Other Observation, Extent : Light, Area Affected : 0%								
Location : Through Out								
Explanation : Covered Under Ac Section								
Air Conditioning								
Energy Source								
District C.W.	100%			2032	* *	1		B

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 2A

Asset # : 2339

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	70%			2031	* *	1	\$18,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sect 17</i>								
<i>Explanation : Component Located In Basement Of Sect 17.refrigerant 134a</i>								
Window/Wall Unit	10%			2017	\$5,100	1		B
No Component	20%							D
Distribution								
Chilled Wtr Pipe/Pump	70%			2032	* *	4	\$1,200	B
No Component	30%							D
Terminal Devices								
Direct Expansion	20%			2027	* *	1		B
Air Handler/Cool/Ht	70%			2022	\$59,300	1	\$10,400	B
No Component	10%							D
Heat Rejection								
Air Condenser Unit	20%			2027	* *	2	\$3,300	B
Water Cool Tower	70%	Now	\$2,000	2023	\$40,100	2	\$13,500	B
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Component Located Between Sect 4 And 11</i>								
<i>Explanation : 2 Units Out Of 8 Are Inoperable .</i>								
No Component	10%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,400	B
Exhaust Fans								
Interior	100%			2022	\$27,500	2	\$700	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2020	\$74,400	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fire Suppression								
Standpipe								
Generic	100%			2032	* *	1-5	\$12,100	B
Sprinkler								
Generic	100%			2032	* *	1-2	\$6,700	B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 2B
Address : W. 77TH ST. & CPW
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.02B / 2340 **Yr Built/Renovated** : 1891 / 2007
Area Sq Ft : 20,904 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 31-May-2011 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,1M,2,3,4,5,6
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$631,400	
Interior Architecture		\$41,500
Mechanical		\$216,000
Total	\$631,400	\$257,500
Priority A	\$631,400	
Priority B		\$216,000
Priority C		\$41,500
Total	\$631,400	\$257,500

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$2,200			
Interior Architecture	\$600	\$5,300	\$1,600	\$600
Mechanical	\$22,100	\$11,500	\$9,300	\$3,900
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$42,700	\$34,600	\$28,700	\$22,300
Priority A	\$2,200			
Priority B	\$39,800	\$29,300	\$27,100	\$21,700
Priority C	\$600	\$5,300	\$1,600	\$600
Total	\$42,700	\$34,600	\$28,700	\$22,300



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 2B

Asset # : 2340

Architecture		Current Repair			Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	35%			LIFE	* *	5	\$4,700	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Masonry: Granite	50%			LIFE	* *	5	\$5,100	A
Recent Repair Evident, Extent : Light, Area Affected : 100%								
Location : South Facade								
Masonry: Granite	15%			LIFE	* *	5	\$1,500	A
Windows								
Wood	50%	Now	\$103,000	2047	* *	5	\$17,600	A
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : North Facade								
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : North Facade								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : North Facade								
Wood	50%			2030	* *	5	\$35,300	A
Recent Repair Evident, Extent : Light, Area Affected : 100%								
Location : South Facade								
Roof								
Copper/Terne	5%	Now	\$2,200	2037	* *			A
Deformed/Dented, Extent : Moderate, Area Affected : 20%								
Location : Gutters								
Slate	95%	Now	\$528,400	LIFE	* *			A
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : 54 Years Past Material Life Span.								

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 2B

Asset # : 2340

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	10%			2021	\$41,500	3	\$4,700	C
Cork Tile	10%			2042	* *	5	\$2,700	C
Mosaic Tile	20%			2035	* *	5	\$15,600	C
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Various								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Various								
Explanation : Historic Decorative Minton Tile - Extreme Premium								
Mosaic Tile	10%			2027	* *	5	\$7,800	C
Terrazzo	25%			LIFE	* *	5	\$6,100	C
Vinyl Tile	15%			2022	\$41,500	3	\$2,300	C
Wood	10%			2050	* *	5	\$5,900	C
Interior Walls								
Gypsum Board	20%			LIFE	* *	5	\$8,700	C
Plaster	70%			LIFE	* *	5	\$15,200	C
Wood	10%			LIFE	* *	5	\$28,900	C
Ceilings								
AcousTileConcealSpLn	10%			2035	* *	5	\$3,900	B
AcousTileSusp.Lay-In	35%			2035	* *	5	\$11,000	B
Plaster	55%			LIFE	* *	5	\$10,800	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2032	* *	1		B
Distribution								
Steam Piping/Pump	100%	Now	\$15,200	2032	* *	4	\$1,000	B
Other Observation, Extent : Moderate, Area Affected : 60%								
Location : Basement								
Explanation : Steam Traps Faulty And Condensate Return Lines Corroded								
Terminal Devices								
Convactor/Radiator	80%			2020	\$164,300	1	\$5,400	B
No Component	20%							D
Other Observation, Extent : Light, Area Affected : 0%								
Location : Throughout								
Explanation : Covered Under A C System								
Air Conditioning								
Energy Source								
District C.W.	100%			2032	* *	1		B

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 2B

Asset # : 2340

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	70%			2031	* *	1	\$15,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Section 17</i>								
<i>Explanation : Component Located In Basement Of Section 17 - Refrigerant 134a</i>								
Window/Wall Unit	10%			2017	\$4,500	1		B
No Component	20%							D
Distribution								
Chilled Wtr Pipe/Pump	70%			2032	* *	4	\$1,100	B
No Component	30%							D
Terminal Devices								
Direct Expansion	20%			2022	\$10,800	1		B
Air Handler/Cool/Ht	70%			2022	\$51,700	1	\$9,100	B
No Component	10%							D
Heat Rejection								
Air Condenser Unit	20%			2022	\$7,000	2	\$2,900	B
Water Cool Tower	70%	Now	\$1,700	2020	\$35,000	2	\$11,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Component Located Between Sections 4 And 11</i>								
<i>Explanation : 2 Units Out Of 8 Are Inoperable</i>								
No Component	10%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,700	B
Exhaust Fans								
Interior	100%			2027	* *	2	\$600	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2027	* *	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fire Suppression								
Standpipe								
Generic	100%			2032	* *	1-5	\$10,500	B
Sprinkler								
Generic	100%			2032	* *	1-2	\$5,900	B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 : 01-Jun-2011 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,M
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$1,391,500	\$214,300
Interior Architecture	\$227,100	\$119,300
Mechanical	\$176,700	\$931,700
Total	\$1,795,400	\$1,265,400
Priority A	\$1,391,500	\$214,300
Priority B	\$215,600	\$931,700
Priority C	\$188,200	\$119,300
Total	\$1,795,400	\$1,265,400

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$24,900			
Interior Architecture	\$25,200	\$53,100	\$1,000	\$3,200
Mechanical	\$42,100	\$49,200	\$25,000	\$10,000
Total	\$92,200	\$102,300	\$26,000	\$13,200
Priority A	\$24,900			
Priority B	\$42,100	\$83,200	\$25,000	\$10,000
Priority C	\$25,200	\$19,100	\$1,000	\$3,200
Total	\$92,200	\$102,300	\$26,000	\$13,200



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
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 Code	
Exterior									
Exterior Walls									
Copper/Terne	5%			2042	**	10	\$9,700	A	
Masonry: Granite	95%			LIFE	**	5	\$58,700	A	
Recent Repair Evident, Extent : Light, Area Affected : 100%									
Location : South Facade									
Windows									
Wood	100%			2038	**	5	\$311,200	A	
Recent Repair Evident, Extent : Light, Area Affected : 100%									
Location : South Facade									
Roof									
Copper/Terne	20%	Now	\$24,900	2037	**			A	
Seams Open/Split, Extent : Moderate, Area Affected : 10%									
Location : North Side									
Slate	80%	Now	\$1,235,900	LIFE	**			A	
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.									
Interior									
Floors									
Carpet	2%			2021	\$27,000	3	\$3,100	C	
Ceramic Tile	3%			2031	**	5	\$3,100	C	
Mosaic Tile	15%			2027	**	5	\$38,100	C	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Historic Minton Tiles - Super Premium									
Terrazzo	40%	Now	\$98,300	LIFE	**	5	\$31,800	C	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Second Floor Corridor - Asian Peoples Exhibit									
Vinyl Tile	25%	Now	\$89,900	2027	**	3	\$9,500	C	
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%			2050	**	5	\$28,600	C	

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
Interior								
Interior Walls								
Glass: Single Pane	3%			LIFE	**	5	\$3,200	C
Gypsum Board	60%			LIFE	**	5	\$51,100	C
Masonry: Brick	2%			LIFE	**			C
Mosaic Tile	3%			LIFE	**			C
Plaster	20%	Now	\$23,700	LIFE	**	5	\$8,500	C
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Fifth Floor Offices And Mezzanine</i>								
Wood	12%			LIFE	**	5	\$68,200	C
Ceilings								
AcousTile,Adhered	45%			2027	**	5	\$45,700	B
AcousTileSusp.Lay-In	22%			2027	**	5	\$22,400	B
Plaster	28%	Now	\$38,900	LIFE	**	5	\$17,800	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Offices</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Fifth Floor And Mezzanine</i>								
Plaster	5%			LIFE	**	5	\$3,200	B
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Fifth Floor</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Fifth Floor</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2032	**	1		B
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2025	\$43,800	5	\$4,000	B
Distribution								
Steam Piping/Pump	100%	0-2	\$24,700	2032	**	4	\$3,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Traps Faulty And Condensate Return Lines Corroded</i>								
Terminal Devices								
Convactor/Radiator	60%			2020	\$400,400	1	\$13,200	B
No Component	40%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Fan Room</i>								
<i>Explanation : Covered Under A C System</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
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 Code
Air Conditioning									
Energy Source									
	District C.W.	70%			2032	* *	1		B
	Electricity	30%			2038	* *	1		B
Conversion Equipment									
	Centrifugal, Elec Chiller	60%			2031	* *	1	\$44,100	B
	Other Observation, Extent : Light, Area Affected : 40%								
	Location : Basement Of Section 17								
	Explanation : Component Located In Basement Of Section 17 - Refrigerant 134a								
	Window/Wall Unit	20%			2017	\$29,000	1		B
	No Component	20%							D
Distribution									
	Chilled Wtr Pipe/Pump	60%			2032	* *	4	\$3,000	B
	No Component	40%							D
Terminal Devices									
	Direct Expansion	20%			2022	\$35,100	1		B
	Air Handler/Cool/Ht	60%			2022	\$144,100	1	\$25,200	B
	No Component	20%							D
Heat Rejection									
	Air Condenser Unit	20%			2022	\$22,600	2	\$9,500	B
	Water Cool Tower	60%	Now	\$4,900	2023	\$97,300	2	\$32,800	B
	Other Observation, Extent : Severe, Area Affected : 10%								
	Location : Component Located Between Sections 4 And 11								
	Explanation : 2 Units Out Of 8 Are Inoperable								
	No Component	20%							D
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$37,900	B
Exhaust Fans									
	Interior	100%			2017	\$78,100	2	\$2,100	B
Plumbing									
H/C Water Piping									
	Galv Iron/Steel	100%			2020	\$211,000	1		B
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping									
	Cast Iron	100%	2-4	\$98,600	LIFE	* *	1		B
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Basement And 1st Floor								
	Explanation : Sewage Clogs Cause Flooding During Storms								
Fixtures									
	Generic	100%							B
Fire Suppression									
Standpipe									
	Generic	100%			2032	* *	1-5	\$34,200	B
Sprinkler									
	No Component	95%							D
	Generic	5%			2032	* *	1-2	\$900	B

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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 3
Asset # : 2808

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

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

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

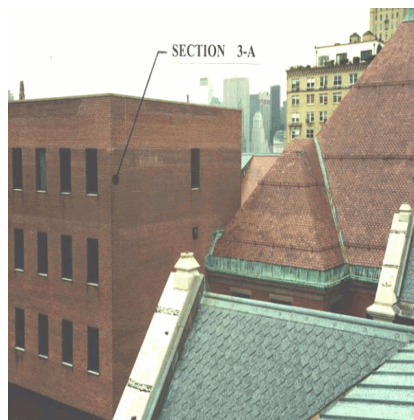
Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 / 1969
Area Sq Ft : 71,112 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 03-Jun-2011 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,6,8,10
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$84,600
Interior Architecture		\$43,500
Mechanical	\$314,200	\$340,000
Total	\$314,200	\$468,100
Priority A		\$84,600
Priority B	\$314,200	\$340,000
Priority C		\$43,500
Total	\$314,200	\$468,100

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$29,900	\$25,400	\$2,700	
Interior Architecture	\$7,300		\$12,000	
Mechanical	\$119,600	\$25,300	\$35,000	\$14,600
Elevators/Escalators	\$10,900	\$10,900	\$10,900	\$10,900
Total	\$167,600	\$61,600	\$60,500	\$25,500
Priority A	\$29,900	\$25,400	\$2,700	
Priority B	\$137,700	\$36,100	\$45,800	\$25,500
Priority C			\$12,000	
Total	\$167,600	\$61,600	\$60,500	\$25,500



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

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

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

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

Asset # : 2341

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

Exterior

Exterior Walls								
Masonry: Brick	100%			LIFE	* *	5	\$84,600	A
Windows								
Aluminum	100%			2038	* *	5	\$5,500	A
<i>Condensation Present, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Offices</i>								
Parapets								
Masonry: Brick	95%	Now	\$29,900	LIFE	* *	5	\$5,000	A
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,700	A
Roof								
Built-Up (BUR)	100%			2027	* *	10	\$25,400	A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Interior

Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$23,300	C
Vinyl Tile	90%			2027	* *	3	\$35,900	C
Interior Walls								
Concrete Masonry Unit	75%			LIFE	* *	5	\$43,500	C
Plaster	25%			LIFE	* *	5	\$10,900	C
Ceilings								
AcousTileConcealSpLn	10%			2035	* *	5	\$13,300	B
Exposed Struc: Steel	80%			LIFE	* *			B
Plaster	10%	Now	\$7,300	LIFE	* *	5	\$6,700	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</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 Code

Heating

Energy Source								
Utility Steam	100%			2032	* *	1		B
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%	0-2	\$900	2025	\$45,900	5	\$2,100	B
<i>Corroded, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$25,800	2032	* *	4	\$3,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Traps Faulty And Condensate Return Lines Corroded</i>								

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 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 Code
Heating								
Terminal Devices								
Convactor/Radiator	50%			2027	* *	1	\$11,500	B
No Component	50%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i> <i>Location : Fan Room</i> <i>Explanation : Covered Under A C Section</i>								
Air Conditioning								
Energy Source								
District C.W.	100%			2032	* *	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2031	* *	1	\$77,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Section 17</i> <i>Explanation : Component Located In Basement Of Section 17 - Refrigerant 134a</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%	0-2	\$18,100	2032	* *	4	\$3,500	B
<i>Insul. Deteriorating, Extent : Light, Area Affected : 5%</i> <i>Location : Transfer Cooling Tower Piping And Chilled Water Piping. Rear Yards Between Buildings</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$15,700	2017	\$314,200	1	\$39,600	B
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 5%</i> <i>Location : Air Handler, Fan Room</i> <i>Other Observation, Extent : Moderate, Area Affected : 5%</i> <i>Location : Fan Room Air Handler</i> <i>Explanation : Control System Malfunction</i>								
Heat Rejection								
Water Cool Tower	100%	Now	\$10,600	2023	\$212,300	2	\$57,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i> <i>Location : Component Located Between Sections 4 And 11</i> <i>Explanation : 2 Units Out Of 8 Are Inoperable</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$39,700	B
Exhaust Fans								
Interior	100%			2022	\$81,800	2	\$2,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Fan Room</i> <i>Explanation : Most Of Ventilation Occurs Through Air Handlers</i>								
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	0-2	\$4,400	2027	* *	1		B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i> <i>Location : 5th Floor</i>								
HW Heat Exchanger								
Low Temp	100%	0-2	\$22,900	2052	* *	4	\$7,000	B
<i>Corroded, Extent : Severe, Area Affected : 100%</i> <i>Location : 5th Floor</i>								

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Estimates are rounded to the nearest hundred dollars.

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

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

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 Code
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%	Now	\$10,300	LIFE	* *	1		B
			Other Observation, Extent : Severe, Area Affected : 20%						
			Location : Basement						
			Explanation : Sewage Clogs Cause Flooding During Storms						
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1-10, Frick Building						
			Explanation : 1 Unit, #8						
Fire Suppression									
	Standpipe								
	Generic	100%			2032	* *	1-5	\$35,900	B
	Sprinkler								
	No Component	95%							D
	Generic	5%			2032	* *	1-2	\$1,000	B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 : 31-May-2011 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,4M,5,6
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$2,051,300	\$250,800
Interior Architecture	\$131,900	\$145,400
Mechanical	\$496,600	\$606,500
Total	\$2,679,800	\$1,002,800
Priority A	\$2,051,300	\$250,800
Priority B	\$563,900	\$606,500
Priority C	\$64,600	\$145,400
Total	\$2,679,800	\$1,002,800

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$52,100			
Interior Architecture	\$17,300	\$13,700	\$11,000	\$2,100
Mechanical	\$48,200	\$55,500	\$32,500	\$13,300
Total	\$117,600	\$69,200	\$43,500	\$15,300
Priority A	\$52,100			
Priority B	\$48,200	\$55,500	\$32,500	\$13,300
Priority C	\$17,300	\$13,700	\$11,000	\$2,100
Total	\$117,600	\$69,200	\$43,500	\$15,300



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 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 Code
Exterior								
Exterior Walls								
Masonry: Brick	35%	Now	\$146,000	LIFE	* *	5	\$30,600	A
	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	\$32,800	A
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : South Facade							
Masonry: Granite	15%	Now	\$82,300	LIFE	* *	5	\$9,800	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%							
	Location : North Facade							
Windows								
Metal Louvers	5%			2025	\$51,200	10	\$10,300	A
Wood	45%	Now	\$581,700	2047	* *	5	\$74,300	A
	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%			2038	* *	5	\$165,200	A
	Recent Replace 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 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 Code
Exterior								
Roof								
Built-Up (BUR)	10%	Now	\$33,400	2032	**			A
	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	\$18,700	2037	**			A
	Deformed/Dented, Extent : Moderate, Area Affected : 10%							
	Location : North Side							
	Seams Open/Split, Extent : Moderate, Area Affected : 10%							
	Location : North Side							
Slate	75%	Now	\$1,158,700	LIFE	**			A
	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 54 Years Beyond Material Lifespan							
Interior								
Floors								
Carpet	20%			2021	\$291,000	3	\$32,900	C
Cast in Place Concrete	5%			LIFE	**	5	\$12,000	C
Ceramic Tile	5%			2031	**	5	\$5,500	C
Mosaic Tile	10%			2027	**	5	\$27,400	C
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Various							
	Explanation : Historic Decorative Minton Tiles							
Slate	10%			LIFE	**	5	\$11,600	C
Terrazzo	35%			LIFE	**	5	\$30,000	C
Vinyl Tile	15%	Now	\$14,500	2022	\$145,400	3	\$6,200	C
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : Corridors							
	Other Observation, Extent : Severe, Area Affected : 80%							
	Location : Various							
	Explanation : 9x9 Tile							

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

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

Interior

Interior Walls

Concrete Masonry Unit	5%			LIFE	**	5	\$2,800	C
Glass: Single Pane	10%			LIFE	**	5	\$10,600	C
Masonry: Brick	5%			LIFE	**			C
Marble Panels	10%			LIFE	**			C
Plaster	55%	Now	\$64,600	LIFE	**	5	\$23,200	C

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

Location : Laboratories, Conservation Area, Near Fire Exit Doors

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

Location : Various Throughout

Plywood/Hardboard	10%			LIFE	**			C
Wood	5%			LIFE	**	5	\$28,100	C

Ceilings

AcousTile,Adhered	10%			2035	**	5	\$11,000	B
AcousTileSusp.Lay-In	40%			2035	**	5	\$43,800	B
Exposed Struc: Steel	5%			LIFE	**			B
Plaster	45%	Now	\$67,300	LIFE	**	5	\$30,800	B

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

Location : Various Throughout

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

Location : Rooms 8, 10, 12, 39a, And Others

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

Heating

Energy Source								
Utility Steam	100%			2032	**	1		B

Conversion Equipment

Pres. Reducing Valve/LP Steam	100%			2018	\$47,200	5	\$4,300	B
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Distribution

Steam Piping/Pump	100%	Now	\$106,400	2032	**	4	\$3,600	B
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Other Observation, Extent : Severe, Area Affected : 70%

Location : Basement

Explanation : Steam Traps Faulty, Supply And Return Lines Corroded

Terminal Devices

Convactor/Radiator	60%			2020	\$431,700	1	\$14,200	B
No Component	40%							D

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

Location : Fan Room

Explanation : Covered Under A C System

Air Conditioning

Energy Source								
District C.W.	100%			2032	**	1		B

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

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

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

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

Asset # : 2329

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Air Conditioning									
Conversion Equipment									
Centrifugal, Elec Chiller	80%			2031	* *	1	\$63,400	B	
	Other Observation, Extent : Light, Area Affected : 80%								
	Location : Basement Of Section 17								
	Explanation : Component Located In Basement Of Section 17 - Refrigerant 134a								
Window/Wall Unit	20%			2017	\$31,300	1		B	
Distribution									
Chilled Wtr Pipe/Pump	80%			2032	* *	4	\$4,300	B	
No Component	20%							D	
Terminal Devices									
Air Handler/Cool/Ht	80%			2017	\$258,800	1	\$36,200	B	
No Component	20%							D	
Heat Rejection									
Water Cool Tower	80%	Now	\$8,700	2023	\$174,900	2	\$47,200	B	
	Other Observation, Extent : Moderate, Area Affected : 5%								
	Location : Component Located Between Sections 4 And 11								
	Explanation : 2 Units Out Of 8 Are Inoperable								
No Component	20%							D	
	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	\$40,800	B	
Exhaust Fans									
Interior	100%			2017	\$84,200	2	\$2,200	B	
	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%			2027	* *	1		B	
Water Heater									
Electric	100%			2016	\$11,800	4	\$600	B	
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1		B	
Storm Drain Piping									
Cast Iron	100%	Now	\$5,300	LIFE	* *	1		B	
	Recent Repair Evident, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Sump Pump(s)									
Submersible	100%			2016	\$7,000	4	\$2,500	B	
Fixtures									
Generic	100%							B	
Fire Suppression									
Standpipe									
Generic	100%			2032	* *	1-5	\$36,900	B	

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

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

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

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

Asset # : 2329

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression									
Sprinkler									
	No Component	95%							D
	Generic	5%			2032	* *	1-2	\$1,000	B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 : 01-Jun-2011 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$1,224,500	\$204,900
Interior Architecture		\$228,200
Mechanical	\$341,400	\$1,139,400
Total	\$1,565,800	\$1,572,500
Priority A	\$1,224,500	\$204,900
Priority B	\$341,400	\$1,139,400
Priority C		\$228,200
Total	\$1,565,800	\$1,572,500

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture		\$7,300		
Interior Architecture	\$98,100	\$3,700	\$195,100	\$8,500
Mechanical	\$78,600	\$34,800	\$25,500	\$11,200
Total	\$176,700	\$45,800	\$220,600	\$19,700
Priority A		\$7,300		
Priority B	\$113,400	\$34,800	\$25,500	\$11,200
Priority C	\$63,300	\$3,700	\$195,100	\$8,500
Total	\$176,700	\$45,800	\$220,600	\$19,700



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 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 Code
Exterior								
Exterior Walls								
Copper/Terne	5%			2042	* *	10	\$11,700	A
Masonry: Granite	20%	Now	\$249,800	LIFE	* *	5	\$14,900	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : East Facade								
Masonry: Granite	75%			LIFE	* *	5	\$56,000	A
Recent Repair Evident, Extent : Light, Area Affected : 100%								
Location : South Facade And Corner								
Windows								
Wood	40%	Now	\$312,900	2047	* *	5	\$53,600	A
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%			2038	* *	5	\$160,800	A
Recent Repair Evident, Extent : Light, Area Affected : 100%								
Location : South Facade And Corner Portion								
Roof								
Copper/Terne	10%			2037	* *	10	\$7,300	A
Slate	90%	Now	\$581,400	LIFE	* *			A
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.								

Interior

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

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

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

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

Asset # : 2309

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior									
Floors									
	Carpet	15%	Now	\$38,800	2018	\$193,900	3	\$21,900	C
Wrinkling, Extent : Moderate, Area Affected : 30%									
Location : Third Floor Offices									
	Ceramic Tile	2%			2025	\$39,200	5	\$1,900	C
	Quarry Tile	5%			2027	**	5	\$7,300	C
	Slate	3%			LIFE	**	5	\$3,100	C
	Terrazzo	55%			LIFE	**	5	\$41,800	C
Horizontal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Second Floor									
	Vinyl Tile	10%			2022	\$86,100	3	\$4,900	C
Other Observation, Extent : Moderate, Area Affected : 70%									
Location : Fifth Floor									
Explanation : 9x9 Tile									
	Vinyl Tile	10%			2027	**	3	\$3,700	C
Interior Walls									
	Gypsum Board	22%			LIFE	**	5	\$13,400	C
	Masonry: Brick	5%			LIFE	**			C
	Mosaic Tile	3%			LIFE	**			C
	Plaster	55%	Now	\$23,400	LIFE	**	5	\$16,800	C
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	\$61,000	C
Ceilings									
	AcousTileConcealSpLn	20%			2035	**	5	\$24,300	B
	AcousTileSusp.Lay-In	20%	Now	\$8,200	2035	**	5	\$9,700	B
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : Basement									
	Gypsum Board	18%			LIFE	**	5	\$21,900	B
	Plaster	40%	Now	\$26,600	LIFE	**	5	\$24,300	B
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : 5th Floor Tower, Fourth Floor									
	Plaster	2%			LIFE	**	5	\$1,200	B

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

Heating

Energy Source

Utility Steam	100%			2032	**	1		B
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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 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 Code
Heating								
Distribution								
Steam Piping/Pump	100%	Now	\$23,600	2022	\$472,400	4	\$3,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Traps Faulty And Condensate Return Lines Corroded</i>								
Terminal Devices								
Air Handler	40%			2017	\$145,900	1	\$16,100	B
Convactor/Radiator	60%			2020	\$383,400	1	\$12,600	B
Air Conditioning								
Energy Source								
District C.W.	75%			2032	* *	1		B
Electricity	25%			2038	* *	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	60%			2031	* *	1	\$42,200	B
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Basement Of Section 17</i>								
<i>Explanation : Component Located In Basement Of Section 17 - Refrigerant 134a</i>								
Window/Wall Unit	10%			2017	\$13,900	1		B
No Component	30%							D
Distribution								
Chilled Wtr Pipe/Pump	60%			2032	* *	4	\$2,900	B
No Component	40%							D
Terminal Devices								
Direct Expansion	20%			2022	\$29,400	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fan Room</i>								
<i>Explanation : All Dx Systems Are Being Converted To Chilled Water System</i>								
Air Handler/Cool/Ht	60%			2017	\$120,700	1	\$24,100	B
No Component	20%							D
Heat Rejection								
Air Condenser Unit	20%	0-2	\$18,900	2032	* *	2	\$7,200	B
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : All Dx Systems Are Being Converted To Chilled Water System</i>								
Water Cool Tower	60%	Now	\$4,100	2023	\$81,600	2	\$31,400	B
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Component Located Between Sections 4 And 11</i>								
<i>Explanation : 2 Units Out Of 8 Are Inoperable</i>								
No Component	20%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$36,300	B
Exhaust Fans								
Interior	100%			2017	\$74,800	2	\$2,000	B

Plumbing

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 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 Code
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%	Now	\$20,200	2020	\$202,000	1		B
				Corroded, Extent : Moderate, Area Affected : 20%					
				Location : Throughout Basement					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Roof					
				Explanation : Abandoned Domestic Water Roof Tank Needs To Be Removed					
Fire Suppression									
	Standpipe								
	Generic	100%			2032	* *	1-5	\$32,800	B
	Sprinkler								
	No Component	95%							D
	Generic	5%			2032	* *	1-2	\$900	B

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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 : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 6
Address : W. 77TH ST. & CPW
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.006 / 2310 **Yr Built/Renovated** : 1897 / 1990
Area Sq Ft : 71,952 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 31-May-2011 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,4m,5,6
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$1,315,300	\$272,000
Interior Architecture		\$244,200
Mechanical		\$1,621,600
Total	\$1,315,300	\$2,137,900
Priority A	\$1,315,300	\$272,000
Priority B		\$1,621,600
Priority C		\$244,200
Total	\$1,315,300	\$2,137,900

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture		\$7,100		
Interior Architecture	\$135,700	\$20,200	\$328,900	\$17,800
Mechanical	\$72,700	\$57,500	\$28,600	\$11,800
Total	\$208,400	\$84,900	\$357,500	\$29,600
Priority A		\$7,100		
Priority B	\$95,800	\$57,500	\$28,600	\$11,800
Priority C	\$112,600	\$20,200	\$328,900	\$17,800
Total	\$208,400	\$84,900	\$357,500	\$29,600



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 6

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 Code
Exterior									
	Exterior Walls								
	Copper/Terne	5%			2042	* *	10	\$12,800	A
	Masonry: Granite	20%	Now	\$273,600	LIFE	* *	5	\$16,400	A
		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	75%			LIFE	* *	5	\$61,300	A
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : South And Partial West Facades							
Windows									
	Wood	25%	Now	\$287,100	2047	* *	5	\$36,700	A
		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%			2038	* *	5	\$220,100	A
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : South And Partial West Facades							
Parapets									
	Masonry: Granite	100%			LIFE	* *	5		A
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Cornice, Turrets And Decorations							
		Explanation : Rose Granite							
Roof									
	Copper/Terne	8%			2037	* *	10	\$7,100	A
	Slate	82%	Now	\$644,600	LIFE	* *			A
		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 135 Years - 55 Years Beyond Material Lifespan.							
	Sloped Glazing	10%			LIFE	* *	5	\$47,600	A
		Glazing Clouded, Extent : Moderate, 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
AMERICAN MUSEUM OF NATL HISTORY SECTION 6

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 Code
Interior								
Floors								
Carpet	23%	Now	\$65,800	2018	\$328,900	3	\$37,200	C
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	\$4,700	C
Ceramic Tile	5%			2025	\$135,700	5	\$5,400	C
Other Observation, Extent : Light, Area Affected : 100%								
Location : Foyer								
Explanation : Minton Tile								
Ceramic Tile	5%			2025	\$108,600	5	\$5,400	C
Mosaic Tile	10%			2027	* *	5	\$26,900	C
Slate	5%			LIFE	* *	5	\$5,700	C
Traffic Topping	10%			2027	* *	5	\$13,500	C
Vinyl Tile	40%	Now	\$19,100	2027	* *	3	\$16,200	C
Worn/Eroded, Extent : Severe, Area Affected : 10%								
Location : Collections Areas								
Other Observation, Extent : Severe, Area Affected : 20%								
Location : Collections Areas								
Explanation : 9x9 Tile								
Interior Walls								
Gypsum Board	40%			LIFE	* *	5	\$21,500	C
Masonry: Brick	5%	Now	\$9,100	LIFE	* *			C
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Paint Shop								
Plaster	50%	Now	\$18,700	LIFE	* *	5	\$13,400	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Offices								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Various Offices								
Wood	5%			LIFE	* *	5	\$17,900	C

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

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

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 Code

Interior

Ceilings

AcousTile,Adhered	5%				2035	* *	5	\$5,400	B
AcousTileSusp.Lay-In	25%	Now	\$11,300		2035	* *	5	\$13,500	B

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

Location : Various

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

Location : Various

Exposed Struc: Steel	10%				LIFE	* *			B
Gypsum Board	20%				LIFE	* *	5	\$26,900	B
Plaster	40%	Now	\$11,800		LIFE	* *	5	\$26,900	B

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

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

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

Heating

Energy Source

Utility Steam	100%				2032	* *	1		B
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Distribution

Steam Piping/Pump	100%	0-2	\$26,100		2022	\$522,600	4	\$3,500	B
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Other Observation, Extent : Moderate, Area Affected : 70%

Location : Basement

Explanation : Steam Traps Faulty And Condensate Return Lines Corroded

Terminal Devices

Air Handler	30%				2022	\$121,100	1	\$13,400	B
Convactor/Radiator	70%				2020	\$494,900	1	\$16,300	B

Air Conditioning

Energy Source

District C.W.	70%				2032	* *	1		B
Electricity	30%				2038	* *	1		B

Conversion Equipment

Centrifugal, Elec Chiller	60%				2035	* *	1	\$46,700	B
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Other Observation, Extent : Light, Area Affected : 60%

Location : Basement Of Section 17

Explanation : Component Located In Basement Of Section 17 - Refrigerant 134a

Ext Pkg Unit - Cooling	20%				2022	\$69,100	2	\$900	B
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R-22 Refrigerant, Extent : Light, Area Affected : 100%

Location : Roof

Window/Wall Unit	15%				2017	\$23,100	1		B
No Component	5%								D

Distribution

Chilled Wtr Pipe/Pump	60%				2032	* *	4	\$3,200	B
No Component	40%								D

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

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 Code
Air Conditioning								
Terminal Devices								
Direct Expansion	20%			2022	\$44,100	1		B
Air Handler/Cool/Ht	60%			2022	\$181,200	1	\$26,700	B
No Component	20%							D
Heat Rejection								
Air Condenser Unit	20%			2022	\$28,400	2	\$10,000	B
Water Cool Tower	60%	Now	\$6,100	2023	\$122,500	2	\$34,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Component Located Between Sections 4 And 11</i>								
<i>Explanation : 2 Units Out Of 8 Are Inoperable</i>								
No Component	20%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$40,100	B
Exhaust Fans								
Interior	80%			2022	\$66,200	2	\$1,800	B
Roof	20%			2017	\$11,900	2	\$400	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2027	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2032	* *	4	\$10,700	B
Sanitary Piping								
Cast Iron	100%	Now	\$16,300	LIFE	* *	1		B
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$5,200	LIFE	* *	1		B
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor</i>								
Fixtures								
Generic	100%							B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Abandoned Domestic Water Roof Tank Needs To Be Removed</i>								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-5, Anthropology</i>								
<i>Explanation : 1 Unit, #6a</i>								
Fire Suppression								
Standpipe								
Generic	100%			2032	* *	1-5	\$36,300	B
Sprinkler								
No Component	95%							D
Generic	5%			2042	* *	1-2	\$1,000	B

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

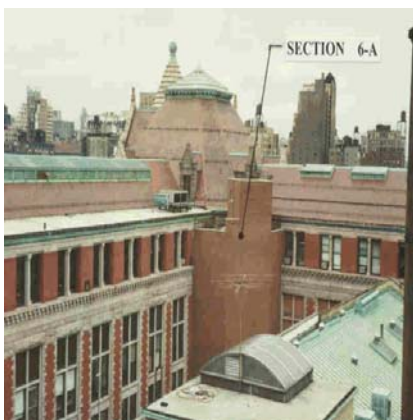
Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 6A
Address : W. 77TH ST. & CPW
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.06A / 2342 **Yr Built/Renovated** : 1972 / 1972
Area Sq Ft : 4,718 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 03-Jun-2011 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,4M,5,6
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$37,400	
Total	\$37,400	
Priority A	\$37,400	
Total	\$37,400	

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$1,500			
Interior Architecture	\$7,500		\$900	
Mechanical	\$3,600	\$200	\$200	\$200
Elevators/Escalators	\$6,900	\$6,900	\$6,900	\$6,900
Total	\$19,500	\$7,100	\$7,900	\$7,100
Priority A	\$1,500			
Priority B	\$14,200	\$7,100	\$7,100	\$7,100
Priority C	\$3,800		\$900	
Total	\$19,500	\$7,100	\$7,900	\$7,100



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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 6A

Asset # : 2342

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
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 \$37,400 LIFE * * 5 \$11,900 A
Diagonal Cracks, Extent : Moderate, Area Affected : 5%
Location : Above Lintels
Horizontal Cracks, Extent : Moderate, Area Affected : 10%
Location : Above Lintels

Parapets

Masonry: Brick

50% LIFE * * 5 \$300 A

Metal Rail

50% 2035 * * 5-10 \$5,200 A

Roof

Roll Roofing

100% 2021 \$8,000 5 \$3,100 A
Drains Clogged, Extent : Light, Area Affected : 50%
Location : Throughout

Interior

Floors

Vinyl Tile

100% 2027 * * 3 \$2,600 C
Worn/Eroded, Extent : Moderate, Area Affected : 100%
Location : Throughout

Interior Walls

Gypsum Board

100% Now \$3,800 LIFE * * 5 \$10,500 C
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%
Location : Basement, Fourth Floor
Water Penetration, Extent : Moderate, Area Affected : 5%
Location : Basement, Fourth Floor

Ceilings

Gypsum Board

100% Now \$3,700 LIFE * * 5 \$8,800 B
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%
Location : Third Floor, Fourth Floor
Water Penetration, Extent : Moderate, Area Affected : 10%
Location : Third Floor, Fourth Floor

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

Heating

Energy Source

Utility Steam

100% 2032 * * 1 B

Distribution

Steam Piping/Pump

100% Now \$3,400 2032 * * 4 \$200 B
Steam Traps Faulty, Extent : Moderate, Area Affected : 50%
Location : Throughout

Terminal Devices

Convactor/Radiator

100% 2027 * * 1 \$1,500 B

Vertical Transport

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

Asset # : 2342

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		C
Other Observation, Extent : Light, Area Affected : 100%									
Location : B-5, Meteorite Hall									
Explanation : 1 Unit, #6									

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 : 03-Jun-2011 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$312,400	\$97,600
Interior Architecture	\$131,300	
Mechanical		\$684,500
Total	\$443,700	\$782,100
Priority A	\$312,400	\$97,600
Priority B	\$41,800	\$684,500
Priority C	\$89,500	
Total	\$443,700	\$782,100

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$15,200	\$2,300		
Interior Architecture			\$17,600	
Mechanical	\$50,900	\$26,700	\$22,600	\$9,000
Total	\$66,000	\$29,000	\$40,200	\$9,000
Priority A	\$15,200	\$2,300		
Priority B	\$50,900	\$26,700	\$22,600	\$9,000
Priority C			\$17,600	
Total	\$66,000	\$29,000	\$40,200	\$9,000



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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 Code
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$187,100	LIFE	* *	5	\$29,800	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : North Facade And Ground Level Tunnel South Side								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : West Wing Of 7a								
Masonry: Granite	15%	Now	\$35,100	LIFE	* *	5	\$4,200	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : West Facade								
Stucco Cement	5%			2027	* *	5	\$4,700	A
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : West Facade								
Windows								
Wood	100%	Now	\$53,100	2047	* *	5	\$9,100	A
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	100%	Now	\$15,200	LIFE	* *	5	\$2,500	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Roof								
Built-Up (BUR)	15%	Now	\$37,200	2032	* *			A
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%			2050	* *	10	\$97,600	A
Single Ply Membrane	5%			2022	\$9,100	10	\$2,600	A
Skylight, Metal/Glass	5%			2042	* *	10	\$8,700	A
Interior								
Floors								
Carpet	50%			2021	\$407,000	3	\$46,000	C
Terrazzo	15%			LIFE	* *	5	\$7,200	C
Vinyl Tile	30%			2027	* *	3	\$6,900	C
Wood	5%			2050	* *	5	\$5,700	C

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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 Code

Interior

Interior Walls

Gypsum Board	20%			LIFE	**	5	\$5,800	C
Plaster	55%	Now	\$89,500	LIFE	**	5	\$8,000	C

Broken/Missing Elements, Extent : Severe, Area Affected : 10%

Location : West Wing Of 7a - Corridors, Mammology And Storage

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

Location : West Wing Of 7a - Corridors, 3rd Floor Storage

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

Location : West Wing Of 7a - Corridors, Mammology And Storage

Plaster	25%			LIFE	**	5	\$3,700	C
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Ceilings

AcousTileSusp.Lay-In	5%			2035	**	5	\$3,100	B
Gypsum Board	15%			LIFE	**	5	\$11,500	B
Plaster	50%	Now	\$41,800	LIFE	**	5	\$19,200	B

Broken/Missing Elements, Extent : Severe, Area Affected : 10%

Location : West Wing Of 7a - Corridors

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

Location : West Wing Of 7a - Corridors, Mammology And Storage

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

Location : West Wing Of 7a - Corridors, Mammology And Storage

Plaster	30%			LIFE	**	5	\$11,500	B
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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 Code

Heating

Energy Source

Utility Steam	100%			2032	**	1		B
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Conversion Equipment

Pres. Reducing Valve/LP Steam	100%			2025	\$26,400	5	\$2,400	B
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Distribution

Steam Piping/Pump	100%	Now	\$29,700	2032	**	4	\$2,000	B
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Leak Evident, Extent : Moderate, Area Affected : 15%

Location : Basement

Other Observation, Extent : Moderate, Area Affected : 70%

Location : Basement

Explanation : Steam Traps Faulty And Condensate Return Lines Corroded

Terminal Devices

Air Handler	50%			2022	\$114,900	1	\$12,700	B
Convactor/Radiator	50%			2020	\$201,200	1	\$6,600	B

Air Conditioning

Energy Source

District C.W.	100%			2032	**	1		B
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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		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	80%			2031	* *	1	\$35,500	B
			<i>Other Observation, Extent : Light, Area Affected : 80%</i>					
			<i>Location : Basement Of Section 17</i>					
			<i>Explanation : Component Located In Basement Of Section 17 - Refrigerant 134a</i>					
No Component	20%							D
Distribution								
Chilled Wtr Pipe/Pump	80%			2032	* *	4	\$2,400	B
No Component	20%							D
Terminal Devices								
Air Handler/Cool/Ht	80%			2022	\$115,800	1	\$20,300	B
No Component	20%							D
Heat Rejection								
Water Cool Tower	80%	Now	\$3,900	2020	\$78,300	2	\$26,400	B
			<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Component Located Between Sections 4 And 11</i>					
			<i>Explanation : 2 Units Out Of 8 Are Inoperable</i>					
No Component	20%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$22,800	B
Exhaust Fans								
Interior	100%			2022	\$47,100	2	\$1,300	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	Now	\$6,400	2020	\$127,200	1		B
			<i>Corroded, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
HW Heat Exchanger								
Low Temp	100%			2022	\$13,200	4	\$4,100	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2017	\$11,500	4	\$2,500	B
Fixtures								
Generic	100%							B
			<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Toilet Rooms</i>					
Fire Suppression								
Standpipe								
Generic	100%			2042	* *	1-5	\$20,700	B
Sprinkler								
Generic	100%			2042	* *	1-2	\$11,500	B

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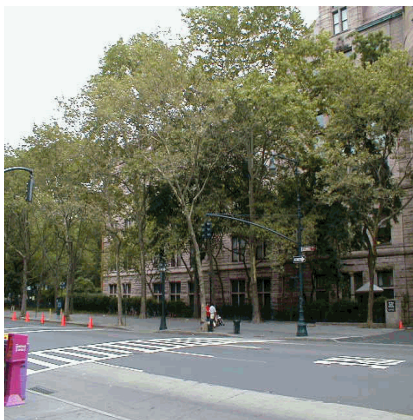
Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 : 03-Jun-2011 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,4M,5,6,6M
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$3,621,200	\$398,600
Interior Architecture	\$132,700	\$238,500
Mechanical	\$130,100	\$1,775,300
Total	\$3,884,000	\$2,412,400
Priority A	\$3,621,200	\$398,600
Priority B	\$221,600	\$1,817,200
Priority C	\$41,200	\$196,600
Total	\$3,884,000	\$2,412,400

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture		\$2,000		
Interior Architecture	\$201,100	\$16,800	\$712,000	\$28,500
Mechanical	\$105,000	\$44,500	\$27,700	\$13,000
Total	\$306,100	\$63,300	\$739,700	\$41,500
Priority A		\$2,000		
Priority B	\$119,600	\$44,500	\$27,700	\$13,000
Priority C	\$186,400	\$16,800	\$712,000	\$28,500
Total	\$306,100	\$63,300	\$739,700	\$41,500



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 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 Code
Exterior								
Exterior Walls								
Copper/Terne	5%			2042	* *	10	\$12,800	A
Masonry: Brick	20%	Now	\$205,700	LIFE	* *	5	\$21,800	A
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	\$27,300	A
Masonry: Granite	50%	Now	\$685,500	LIFE	* *	5	\$41,000	A
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	\$1,570,200	2047	* *	5	\$200,700	A
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.
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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 Code	
Exterior									
Roof									
Built-Up (BUR)	5%			2027	**	10	\$2,000	A	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Explanation : Roof Of 8a								
Slate	75%	Now	\$667,600	LIFE	**			A	
	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	\$492,200	LIFE	**	5	\$107,800	A	
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Various								
Interior									
Floors									
Carpet	40%	Now	\$142,400	2018	\$712,000	3	\$80,400	C	
	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	\$41,100	C	
Ceramic Tile	6%			2031	**	5	\$8,000	C	
Mosaic Tile	10%			2027	**	5	\$33,500	C	
Slate	5%			LIFE	**	5	\$7,100	C	
Terrazzo	15%			LIFE	**	5	\$15,700	C	
Vinyl Tile	10%			2022	\$118,600	3	\$6,700	C	
	Worn/Eroded, Extent : Moderate, Area Affected : 20%								
	Location : Offices								

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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 Code
Interior								
Interior Walls								
Gypsum Board	50%	Now	\$13,300	LIFE	**	5	\$37,000	C
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	\$25,000	LIFE	**			C
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	\$41,200	LIFE	**	5	\$14,800	C
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%			2035	**	5	\$29,500	B
AcousTileSusp.Lay-In	13%	Now	\$14,700	2035	**	5	\$8,700	B
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	\$25,100	B
Plaster	50%	Now	\$91,500	LIFE	**	5	\$41,900	B
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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2032	* *	1		B

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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 Code	
Heating									
Distribution									
Steam Piping/Pump	100%	0-2	\$32,500	2022	\$650,500	4	\$4,400	B	
Other Observation, Extent : Moderate, Area Affected : 70%									
Location : Basement									
Explanation : Steam Traps Faulty And Condensate Return Lines Corroded									
Terminal Devices									
Convactor/Radiator	60%	Now	\$26,400	2020	\$528,000	1	\$15,600	B	
Leak Evident, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
No Component	40%							D	
Other Observation, Extent : Light, Area Affected : 0%									
Location : Fan Room									
Explanation : Covered Under A C System									
Air Conditioning									
Energy Source									
District C.W.	50%			2032	**	1		B	
Electricity	50%			2038	**	1		B	
Conversion Equipment									
Centrifugal, Elec Chiller	50%			2031	**	1	\$48,500	B	
Other Observation, Extent : Light, Area Affected : 50%									
Location : Basement Of Section 17									
Explanation : Component Located In Basement Of Section 17 - Refrigerant R-134a									
Window/Wall Unit	15%			2016	\$28,700	1		B	
No Component	35%							D	
Distribution									
Chilled Wtr Pipe/Pump	50%	Now	\$3,000	2032	**	4	\$2,200	B	
Insul. Deteriorating, Extent : Moderate, Area Affected : 5%									
Location : Transfer Cooling Tower Piping And Chilled Water Piping. Rear Yards Between Buildings									
Other Observation, Extent : Moderate, Area Affected : 5%									
Location : Transfer Cooling Tower Piping And Chilled Water Piping. Back Yards Between Buildings									
Explanation : Heat Tracing									
No Component	50%							D	
Terminal Devices									
Direct Expansion	15%			2022	\$28,200	1		B	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Fan Room									
Explanation : All Dx Systems Are Being Converted To Chilled Water System									
Air Handler/Cool/Ht	50%			2022	\$128,600	1	\$27,700	B	
No Component	35%							D	

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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 Code
Air Conditioning									
Heat Rejection									
	Air Condenser Unit	15%			2017	\$18,100	2	\$9,400	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : R-22							
	Water Cool Tower	50%	Now	\$4,300	2023	\$86,900	2	\$36,100	B
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : Component Located Between Sections 4 And 11							
		Explanation : 2 Units Out Of 8 Are Inoperable							
	No Component	35%							D
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$49,900	B
Exhaust Fans									
	Interior	100%			2022	\$103,000	2	\$2,700	B
		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%			2020	\$278,200	1		B
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping									
	Cast Iron	100%	0-2	\$130,100	LIFE	**	1		B
		Other Observation, Extent : Severe, Area Affected : 15%							
		Location : Basement							
		Explanation : Sewage Clogs Cause Flooding During Storms							
Fixtures									
	Generic	100%							B
Fire Suppression									
Standpipe									
	Generic	100%			2032	**	1-5	\$45,200	B
Sprinkler									
	No Component	95%							D
	Generic	5%			2032	**	1-2	\$1,300	B

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Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 : 01-Jun-2011 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5,6
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$3,638,700	\$241,100
Interior Architecture	\$233,100	
Mechanical	\$51,400	\$1,076,600
Total	\$3,923,200	\$1,317,800
Priority A	\$3,638,700	\$241,100
Priority B	\$108,400	\$1,076,600
Priority C	\$176,100	
Total	\$3,923,200	\$1,317,800

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$25,200			
Interior Architecture	\$51,600	\$16,700		\$4,500
Mechanical	\$100,300	\$26,400	\$41,200	\$14,500
Elevators/Escalators	\$6,900	\$6,900	\$6,900	\$6,900
Total	\$184,000	\$50,000	\$48,100	\$25,900
Priority A	\$25,200			
Priority B	\$127,100	\$35,100	\$48,100	\$21,400
Priority C	\$31,600	\$14,900		\$4,500
Total	\$184,000	\$50,000	\$48,100	\$25,900



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

Asset # : 2313

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior									
Exterior Walls									
	Masonry: Brick	40%	Now	\$106,600	LIFE	* *	5	\$44,700	A
		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							
		Repairs in Progress, Extent : Light, Area Affected : 50%							
		Location : Central Park West Facade							
		Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%							
		Location : Central Park West							
		Staining/Discoloring, Extent : Severe, Area Affected : 100%							
		Location : West Facade							
	Masonry: Granite	50%	Now	\$350,600	LIFE	* *	5	\$41,900	A
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : West Facade, East Facade							
		Repairs in Progress, Extent : Light, Area Affected : 50%							
		Location : Central Park West Facade							
		Staining/Discoloring, Extent : Severe, Area Affected : 5%							
		Location : West Facade							
	Stucco Cement	10%	Now	\$6,700	2027	* *	5	\$14,000	A
		Repairs in Progress, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : North Facade Over Canopy							
Windows									
	Steel	80%	Now	\$1,531,800	2047	* *	5	\$154,500	A
		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	\$180,500	2047	* *	5	\$30,900	A
		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							

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

Asset # : 2313

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior									
	Parapets								
	Masonry: Granite	10%			LIFE	* *	5		A
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : East Facade							
	No Component	90%							D
Roof									
	Built-Up (BUR)	5%	Now	\$5,300	2027	* *			A
		Ponding, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Vegetation Growth, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Copper/Terne	5%	Now	\$13,200	2037	* *			A
		Deformed/Dented, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 50%							
		Location : Dormers							
		Other Observation, Extent : Severe, Area Affected : 30%							
		Location : West Side Of Roof							
		Explanation : Some Areas Covered With Roll Roofing.							
	Slate	90%	Now	\$1,469,300	LIFE	* *			A
		Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
		Location : Throughout							
		Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Loose Units, Extent : Severe, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 40%							
		Location : Especially Near Dormers							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Roof Is 130 Years Old. Long, Long Past Rated Life.							

Interior

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

Asset # : 2313

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$26,100	C
Mosaic Tile	10%			2027	* *	5	\$29,800	C
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Various								
Explanation : Historic Minton Tile - Super Premium								
Mosaic Tile	15%	Now	\$55,700	2027	* *	5	\$22,400	C
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Second Floor Exhibit Area								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Second Floor Exhibit Area								
Terrazzo	25%			LIFE	* *	5	\$23,300	C
Vinyl Tile	30%	0-2	\$31,600	2027	* *	3	\$13,400	C
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Basement Corridors								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Fifth Floor								
Explanation : 9x9 Tile								
Wood	10%			2050	* *	5	\$22,400	C

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

Asset # : 2313

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$51,000	LIFE	* *			C
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	\$4,300	C
Gypsum Board	15%			LIFE	* *	5	\$13,900	C
Metal Panel	3%			LIFE	* *			C
Other Observation, Extent : Light, Area Affected : 100%								
Location : Third Floor Exhibition Area								
Explanation : Sliding Panels Covering Windows								
Plaster	52%	Now	\$67,200	LIFE	* *	5	\$24,200	C
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	C
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exhibit Areas								
Explanation : Columns And Decorations								
Plywood/Hardboard	10%			LIFE	* *			C
Other Observation, Extent : Light, Area Affected : 100%								
Location : Third Floor Exhibition Area								
Explanation : Applied Aggregate Finish								
Wood	3%			LIFE	* *	5	\$18,600	C
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Second Floor Exhibit Area								
Explanation : Column Decorations And Paneling								
Ceilings								
AcousTile,Adhered	15%			2035	* *	5	\$17,900	B
AcousTileConcealSpLn	10%			2035	* *	5	\$14,900	B
AcousTileSusp.Lay-In	3%			2027	* *	5	\$3,600	B
Exposed Concrete	5%	Now	\$20,000	LIFE	* *	5	\$900	B
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Sub Basement Air Handler Area								
Gypsum Board	19%			LIFE	* *	5	\$28,300	B
Metal Panel	8%			LIFE	* *	5	\$11,900	B
Plaster	35%	Now	\$57,000	LIFE	* *	5	\$26,100	B
Loose/Delam Surface, Extent : Severe, Area Affected : 10%								
Location : Offices - Especially Around Dormers								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Various Offices								
Plaster	5%			LIFE	* *	5	\$3,700	B

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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 Code	
Heating									
Energy Source									
Utility Steam	100%			2032	* *	1		B	
Conversion Equipment									
Pres. Reducing Valve/LP Steam	100%			2018	\$51,400	5	\$4,700	B	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Sub Basement								
	Explanation : Main District Steam Supply Valve For Entire Museum								
Distribution									
Steam Piping/Pump	100%	Now	\$28,900	2032	* *	4	\$3,900	B	
	Other Observation, Extent : Moderate, Area Affected : 60%								
	Location : Sub Basement And Basement								
	Explanation : Steam Traps Faulty And Condensate Return Lines Corroded								
Terminal Devices									
Convactor/Radiator	60%			2020	\$469,700	1	\$15,400	B	
No Component	40%							D	
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : Fan Room								
	Explanation : Covered Under A C								
Air Conditioning									
Energy Source									
District C.W.	80%			2032	* *	1		B	
Electricity	20%			2038	* *	1		B	
Conversion Equipment									
Centrifugal, Elec Chiller	75%			2035	* *	1	\$64,700	B	
	Other Observation, Extent : Light, Area Affected : 80%								
	Location : Basement Of Section 17								
	Explanation : Component Located In Basement Of Section 17 - Refrigerant 134a								
Window/Wall Unit	20%			2016	\$34,100	1		B	
No Component	5%							D	
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : 2nd Floor								
	Explanation : Public Area Lacking A C System								
Distribution									
Chilled Wtr Pipe/Pump	80%			2032	* *	4	\$4,700	B	
No Component	20%							D	
Terminal Devices									
Air Handler/Cool/Ht	100%			2022	\$334,500	1	\$49,300	B	
Heat Rejection									
Water Cool Tower	80%	Now	\$9,000	2023	\$180,800	2	\$51,300	B	
	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	20%							D	
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$44,400	B	

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

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

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

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

Asset # : 2313

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation									
	Exhaust Fans								
	Interior	100%			2022	\$91,600	2	\$2,400	B
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2027	* *	1		B
	HW Heat Exchanger								
	Low Temp	100%			2022	\$25,700	4	\$7,900	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%	Now	\$11,600	LIFE	* *	1		B
	Other Observation, Extent : Severe, Area Affected : 20%								
	Location : Sub Basement, Basement								
	Explanation : Sewage Clogs Cause Flooding During Storms								
	Sump Pump(s)								
	Rigid Piping	100%			2022	\$11,500	4	\$1,600	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B-7, Biodiversity								
	Explanation : 1 Unit, #9								
Fire Suppression									
	Standpipe								
	Generic	100%			2032	* *	1-5	\$40,200	B
	Sprinkler								
	No Component	95%							D
	Generic	5%			2032	* *	1-2	\$1,100	B

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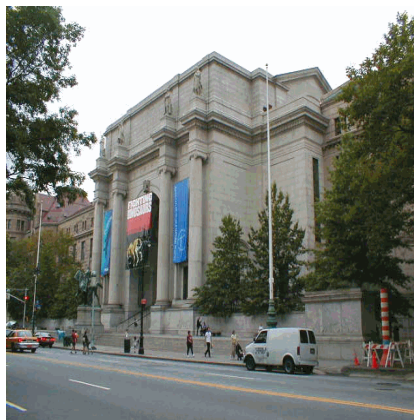
Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 : 01-Jun-2011 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Electrical	\$226,300	\$4,515,600
Total	\$226,300	\$4,515,600
Priority B	\$226,300	\$4,515,600
Total	\$226,300	\$4,515,600

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Electrical	\$117,800	\$134,100	\$124,600	\$122,700
Total	\$117,800	\$134,100	\$124,600	\$122,700
Priority B	\$117,800	\$134,100	\$124,600	\$122,700
Total	\$117,800	\$134,100	\$124,600	\$122,700



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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 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 Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2048	* *	5	\$2,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room In Section 17 @ Columbus Avenue</i>								
<i>Explanation : 5 - 4000 Amps Service</i>								
Fused Disc Sw	50%			2022	\$54,500	5	\$2,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room In Section 3 @ West 77 Street</i>								
<i>Explanation : 3 - 4000 Amps Service</i>								
Transformers								
Dry Type	80%			2027	* *	5	\$3,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room In Section 3</i>								
<i>Explanation : 3- 500 Kva, 1-300 Kva, 3- 225 Kva, 1-150 Kva</i>								
Dry Type	20%			2039	* *	5	\$800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room In Section 17</i>								
<i>Explanation : 1- 500 Kva, 1- 75 Kva, 300 Kva</i>								
Switchgear / Switchboard								
Air Circuit Breaker	25%			2022	\$99,700	5	\$1,500	B
Fused Disc Sw	15%			2032	* *	5	\$700	B
Fused Disc Sw	50%			2048	* *	5	\$2,500	B
Molded Case Bkrs	10%			2048	* *	5	\$3,000	B
Raceway								
Conduit	65%			2022	\$338,100	1		B
Conduit	35%			2048	* *	1		B
Panelboards								
Fused Disc Sw	5%			2030	* *	5	\$1,300	B
Molded Case Bkrs	50%			2021	\$713,900	5	\$15,100	B
Molded Case Bkrs	45%			2044	* *	5	\$13,600	B
Wiring								
Braided Cloth	10%	2-4	\$40,700	2047	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Older Building Sections</i>								
Rubber	40%	2-4	\$162,700	2047	* *	1		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Older Building Sections</i>								
<i>Explanation : On Extended Life</i>								
Thermoplastic	50%			2048	* *	1		B
Motor Controllers								
Locally Mounted	30%			2020	\$512,300	5	\$2,300	B
Locally Mounted	40%			2039	* *	5	\$3,100	B
Locally Mounted	20%			2027	* *	5	\$1,500	B
Motor Control Center	10%			2039	* *	5	\$3,100	B
Ground								
Grounding Devices								
Not Accessible	100%							D

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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 Code
Stand-by Power								
Transfer Switches								
Automatic	10%			2020	\$3,500	1	\$35,300	B
Automatic	45%			2039	* *	1	\$158,900	B
Automatic	45%			2039	* *	1	\$158,900	B
Generators								
Diesel	85%			2035	* *	1	\$377,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 1-1500 Kw, 1-1250 Kva</i>								
Diesel	15%			2018	\$23,000	1	\$66,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 1-125 Kw</i>								
Batteries								
Lead/Acid	10%			2016	\$100	5	\$4,300	B
Lead/Acid	45%			2017	\$300	5	\$19,100	B
Lead/Acid	45%			2017	\$300	5	\$19,100	B
Fuel Storage								
Day Tank	5%			2021	\$4,100	5	\$10,100	B
Day Tank	10%			2044	* *	5	\$20,200	B
Day Tank	10%			2038	* *	5	\$20,200	B
Main Tank	30%			2050	* *	5	\$9,600	B
Main Tank	30%			2057	* *	5	\$9,600	B
Main Tank	15%			2037	* *	5	\$4,800	B
Lighting								
Interior Lighting								
Fluorescent	65%			2030	* *	10	\$648,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : New Building Sections</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2022	\$834,500	10	\$199,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Older Building Sections</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	15%			2022	\$625,900	2	\$3,600	B
Egress Lighting								
Emergency, Battery	20%			2030	* *	10	\$52,500	B
Exit, LED	80%			2057	* *	1		B
Exterior Lighting								
HID	100%			2022	\$436,800	10	\$3,500	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2037	* *	5		B
Alarm								
Security System								
Not Accessible	100%							D

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

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

Asset # : 4164

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		Code
Alarm									
	Fire/Smoke Detection								
	No Component	65%							D
	Generic	35%			2030	* *	1-3	\$247,600	B

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Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$86,400	
Mechanical		\$51,000
Total	\$86,400	\$51,000
Priority A	\$86,400	
Priority B		\$51,000
Total	\$86,400	\$51,000

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$20,300			
Interior Architecture	\$28,200		\$2,600	\$300
Electrical	\$100	\$100	\$100	\$100
Mechanical	\$700	\$800	\$700	\$900
Total	\$49,300	\$800	\$3,400	\$1,300
Priority A	\$20,300			
Priority B	\$10,200	\$800	\$1,700	\$1,000
Priority C	\$18,900		\$1,700	\$300
Total	\$49,300	\$800	\$3,400	\$1,300



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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 Code
Exterior								
Exterior Walls								
Cement-Fiber Panel	5%	4+	\$1,200	2025	\$6,000			A
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
	Location : South Facade							
Masonry: Brick	85%	Now	\$86,400	LIFE	* *	5	\$15,100	A
	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	\$2,700	A
Windows								
Aluminum	100%	Now	\$17,700	2041	* *	5	\$1,100	A
	Broken/Missing Elements, Extent : Light, Area Affected : 30%							
	Location : Throughout							
Parapets								
Not Accessible	100%							D
Roof								
Not Accessible	100%							D
	Other Observation, Extent : Light, Area Affected : 0%							
	Location :							
	Explanation : Access Door Inoperable							
Interior								
Floors								
Carpet	40%			2024	\$41,300	3	\$5,100	C
Cast in Place Concrete	10%			LIFE	* *	5	\$3,700	C
Ceramic Tile	5%			2034	* *	5	\$400	C
Vinyl Tile	10%	Now	\$700	2025	\$6,900	3	\$300	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Second Floor File Room							
Wood	35%	4+	\$9,300	2040	* *	5	\$2,800	C
	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 Code

Interior

Interior Walls

Ceramic Tile

5% Now \$1,100 2028 * * 5 \$200 C
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%
Location : Kitchen

Masonry: Fieldstone

10% LIFE * * 10 \$300 C

Plaster

85% Now \$5,500 LIFE * * 5 \$2,200 C
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 B

Gypsum Board

10% LIFE * * 5-10 \$2,900 B

Plaster

70% Now \$7,400 LIFE * * 5 \$3,700 B
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 Code

Under 600 Volts

Service Equipment

Molded Case Bkrs

100% 2035 * * 5 \$200 B
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room
Explanation : 1 Electrical Service Rated @ 1500 Amps

Raceway

Conduit

50% 2035 * * 1 B

Conduit

50% 2025 \$11,000 1 B

Panelboards

Molded Case Bkrs

100% 2033 * * 5 \$200 B

Wiring

Thermoplastic

100% 2035 * * 1 B

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$200 B
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Basement
Explanation : Water Main

Lighting

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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 Code
Lighting								
Interior Lighting								
Fluorescent	48%			2025	\$9,600	10	\$2,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : T-12 Lamps							
HID	2%			2025	\$400	10		B
Incandescent	50%			2025	\$10,000	2	\$100	B
Egress Lighting								
Emergency, Battery	50%			2030	* *	10	\$700	B
Exit, Service	50%			2025	\$400	1		B
Exterior Lighting								
HID	100%			2025	\$2,000	10		B
Alarm								
Security System								
No Component	75%							D
Generic	25%			2030	* *	1	\$500	B
Fire/Smoke Detection								
No Component	65%							D
Generic, Analog	35%			2030	* *			B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2045	* *	1		B
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	\$5,700	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : 1 Unit							
Distribution								
Steam Piping/Pump	100%			2035	* *	4	\$300	B
Terminal Devices								
Convactor/Radiator	100%			2023	\$51,000	1	\$1,800	B
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		B
Conversion Equipment								
Window/Wall Unit	75%			2020	\$8,300	1		B
No Component	25%							D
Plumbing								
H/C Water Piping								
Brass/Copper	25%			2045	* *	1		B
Galv Iron/Steel	75%			2023	\$12,100	1		B

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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 Code
Plumbing									
	Water Heater								
	Gas Fired	100%			2023	\$1,300	2	\$100	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B

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Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$35,600	
Mechanical		\$35,700
Total	\$35,600	\$35,700
Priority A	\$35,600	
Priority B		\$35,700
Total	\$35,600	\$35,700

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$30,100			\$500
Interior Architecture	\$22,400		\$300	\$200
Electrical	\$4,100	\$100	\$100	\$100
Mechanical	\$1,400	\$500	\$1,000	\$400
Total	\$58,000	\$600	\$1,300	\$1,200
Priority A	\$30,100			\$500
Priority B	\$10,900	\$600	\$1,000	\$500
Priority C	\$17,000		\$300	\$200
Total	\$58,000	\$600	\$1,300	\$1,200



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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 Code
Exterior								
Exterior Walls								
Cement-Fiber Panel	5%	Now	\$3,000	2030	* *			A
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	\$10,400	LIFE	* *	5	\$1,700	A
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	70%	Now	\$35,600	LIFE	* *	5	\$12,400	A
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	\$2,700	A
Windows								
Aluminum	100%	Now	\$4,400	2041	* *	5	\$1,100	A
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Second Floor East								
Parapets								
Cast Stone/Terra Cotta	3%			LIFE	* *	5-10	\$1,500	A
Concrete Masonry Unit	15%			LIFE	* *	5-10	\$1,500	A
Masonry: Brick	80%			LIFE	* *	5-10	\$9,700	A
Masonry: Limestone	2%			LIFE	* *	5-10	\$400	A
Roof								
Modified Bitumen	85%			2025	\$20,500	10	\$3,700	A
Roll Roofing	15%			2024	\$2,600	5	\$1,100	A

Interior

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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 Code
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$3,700	C
Ceramic Tile	5%			2034	* *	5	\$400	C
Steel Grating	10%			2045	* *	1		C
Vinyl Tile	5%			2030	* *	3	\$200	C
Wood	70%	Now	\$9,300	2040	* *	5	\$5,600	C
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	C
Concrete Masonry Unit	10%			LIFE	* *	5	\$700	C
Gypsum Board	65%	Now	\$1,100	LIFE	* *	5	\$3,300	C
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Second Floor East								
Masonry: Fieldstone	15%	Now	\$4,100	LIFE	* *			C
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Storage Rooms - Basement								
Explanation : Horizontal Cracks, Water Penetration								
Plaster	5%			LIFE	* *	5-10	\$400	C
Ceilings								
Exposed Struc: Steel	10%			LIFE	* *	10	\$1,700	B
Gypsum Board	90%	Now	\$3,700	LIFE	* *	5	\$9,600	B
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Basement File Room								

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)		Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2045	* *	5		B
		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	B
Raceway									
	Conduit	80%			2045	* *	1		B
	Conduit	20%			2025	\$4,400	1		B
Panelboards									
	Molded Case Bkrs	100%			2041	* *	5	\$200	B

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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 Code
Under 600 Volts									
Wiring									
	Braided Cloth	20%	2-4	\$3,100	2050	* *	1		B
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Basement									
	Thermoplastic	80%			2045	* *	1		B
Ground									
Grounding Devices									
	Generic	100%	Now	\$900	LIFE	* *	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : Covered With Paint									
Lighting									
Interior Lighting									
	Fluorescent	98%			2030	* *	10	\$5,100	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-12 Lamps									
	HID	2%			2030	* *	10		B
Egress Lighting									
	Emergency, Battery	50%			2030	* *	10	\$700	B
	Exit, Service	50%			2030	* *	1		B
Alarm									
Security System									
	No Component	75%							D
	Generic	25%			2030	* *	1	\$500	B
Fire/Smoke Detection									
	No Component	65%							D
	Generic, Analog	35%			2030	* *			B

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Electricity	30%			2035	* *	1		B
	Natural Gas	70%			2045	* *	1		B
Conversion Equipment									
	Heat Pump	30%			2026	* *	2	\$500	B
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : New Addition Area							
		Explanation : 1 Unit							
	Hot Water Boiler	70%			2038	* *	1	\$2,000	B
		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 Code
Heating									
	Distribution								
	Ductwork/Diffusers	30%			LIFE	* *	2-5	\$1,500	B
	Hot Wtr Piping/Pump	70%			2033	* *	4	\$300	B
	Terminal Devices								
	Convactor/Radiator	70%			2023	\$35,700	1	\$1,300	B
	Induction Unit	30%			2034	* *	1	\$600	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	* *	1		B
	Conversion Equipment								
	Heat Pump	30%			2026	* *	2	\$100	B
	No Component	70%							D
	Terminal Devices								
	Induction Unit	30%			2030	* *	1	\$600	B
	No Component	70%							D
	Heat Rejection								
	Evap Condenser	30%			2030	* *	2	\$1,200	B
	No Component	70%							D
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2051	* *	1		B
	Galv Iron/Steel	80%			2023	\$12,900	1		B
	Water Heater								
	Gas Fired	100%			2024	\$1,300	2	\$100	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B

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Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$77,700	\$164,700
Interior Architecture	\$89,000	\$154,700
Electrical		\$107,600
Mechanical		\$165,000
Total	\$166,700	\$592,000
Priority A	\$77,700	\$164,700
Priority B		\$272,600
Priority C	\$89,000	\$154,700
Total	\$166,700	\$592,000

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$94,400		\$5,900	
Interior Architecture	\$122,200		\$25,200	\$4,000
Electrical	\$1,800	\$1,400	\$1,400	\$1,000
Mechanical	\$26,400	\$10,100	\$10,300	\$8,300
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$252,600	\$19,300	\$50,600	\$21,200
Priority A	\$94,400		\$5,900	
Priority B	\$101,400	\$19,300	\$23,300	\$17,200
Priority C	\$56,900		\$21,400	\$4,000
Total	\$252,600	\$19,300	\$50,600	\$21,200



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Concrete Masonry Unit	15%	Now	\$30,700	LIFE	**	5	\$4,900	A
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	\$26,200	A
Metal Panel	30%			2045	**	5-10	\$108,200	A
Metal Panel	12%			2051	**	5-10	\$43,300	A
Granite Panels	5%			LIFE	**	5	\$3,900	A
Window Wall	10%			2045	**	5	\$19,700	A
Window Wall	3%			2051	**	5	\$5,900	A
Windows								
Aluminum	100%	Now	\$5,300	2041	**	5	\$3,300	A
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	**	5-10	\$5,700	A
Masonry: Brick	33%	Now	\$9,300	LIFE	**	5	\$3,400	A
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Limestone	2%			LIFE	**	5-10	\$2,500	A
Metal Panel	25%			2045	**	5	\$10,000	A
Metal Panel	20%			2045	**	5	\$8,000	A
Metal: Cage/Fence	5%			2038	**	5-10	\$4,000	A
Granite Panels	5%			LIFE	**	5-10	\$6,100	A

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Built-Up (BUR)	40%			2030	* *	10	\$25,800	A
Built-Up (BUR)	15%	2-4	\$42,000	2035	* *			A
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Metal Panel	5%	Now	\$6,900	2030	* *			A
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	\$3,500	A
Single Ply Membrane	27%			2030	* *	10	\$17,400	A
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : 2005 Wing								
Explanation : Concrete Pavers Over Membrane								
Sloped Glazing	10%	Now	\$35,800	LIFE	* *	5	\$85,900	A
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Lobby								

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior									
Floors									
	Carpet	5%			2024	\$46,400	3	\$5,800	C
	Carpet	3%	0-2	\$27,900	2027	* *	3	\$3,500	C
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	\$6,800	LIFE	* *	5	\$30,200	C
Horizontal Cracks, Extent : Light, Area Affected : 5%									
Location : First Floor Of 2005 Wing									
	Ceramic Tile	4%	0-2	\$5,600	2034	* *	5	\$1,500	C
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Terrazzo	5%	0-2	\$8,500	LIFE	* *	5	\$3,000	C
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Vinyl Tile	5%	0-2	\$30,900	2035	* *	3	\$1,400	C
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	\$15,500	2025	\$154,700	3	\$7,200	C
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Vinyl Tile	10%			2030	* *	3	\$2,900	C
	Wood	25%			2053	* *	5	\$36,000	C
Repairs in Progress, Extent : Light, Area Affected : 66%									
Location : Throughout									
Interior Walls									
	Ceramic Tile	2%			2038	* *	5	\$1,100	C
	Concrete Masonry Unit	5%			LIFE	* *	5	\$2,300	C
	Gypsum Board	45%			LIFE	* *	5-10	\$43,500	C
	Gypsum Board	23%			LIFE	* *	5-10	\$22,200	C
	Masonry: Brick	5%			LIFE	* *	10	\$900	C
	Plaster	15%			LIFE	* *	5-10	\$7,300	C
	SGFT/Glazed Masonry	5%			LIFE	* *	10	\$1,400	C

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	20%			2030	**	5	\$18,600	B
AcousTileConcealSpLn	5%	0-2	\$28,500	2045	**	5	\$2,300	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First Floor Office</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor Office</i>								
AcousTileSusp.Lay-In	10%			2030	**	5	\$7,400	B
AcousTileSusp.Lay-In	10%			2038	**	5	\$7,400	B
Exposed Concrete	5%			LIFE	**	5-10	\$4,700	B
Gypsum Board	10%			LIFE	**	5-10	\$25,600	B
Gypsum Board	20%	Now	\$7,100	LIFE	**	5	\$18,600	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : East Windows Of Education Room (2005 Wing)</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : East Windows Of Education Room (2005 Wing)</i>								
Plaster	20%	Now	\$9,300	LIFE	**	5	\$9,300	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : East Stair</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Stair</i>								

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Wiring								
Thermoplastic	60%			2035	* *	1		B
Thermoplastic	40%			2051	* *	1		B
Motor Controllers								
Locally Mounted	60%			2030	* *	5	\$200	B
Locally Mounted	40%			2042	* *	5	\$100	B
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	\$800	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Metal Water Pipe</i>						
Generic	50%			LIFE	* *	5	\$800	B
Lighting								
Interior Lighting								
Fluorescent	40%			2025	\$71,800	10	\$18,800	B
		<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	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : New Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Incandescent	20%			2025	\$35,900	2	\$200	B
Incandescent	10%			2033	* *	2	\$100	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Galleries</i>						
		<i>Explanation : Track Lights</i>						
LED	10%			2033	* *			B
Egress Lighting								
Emergency, Battery	30%			2025	\$5,300	10	\$3,700	B
Emergency, Battery	20%			2033	* *	10	\$2,500	B
Exit, LED	5%			2060	* *	1		B
Exit, Service	30%			2025	\$2,100	1		B
Exit, Service	15%			2033	* *	1		B
Exterior Lighting								
Not Accessible	100%							D
Alarm								
Security System								
No Component	50%							D
Generic	50%			2033	* *	1	\$9,600	B
Fire/Smoke Detection								
Generic, Digital	100%			2033	* *			B

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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 Code
Heating									
Energy Source	Natural Gas	100%			2045	**	1		B
Conversion Equipment	Furnace	30%			2025	\$17,800	1	\$7,600	B
Other Observation, Extent : Light, Area Affected : 60%									
Location : Roof Of South Wing									
Explanation : 4 Gas Fired Packaged Roof Top Air Conditioning Units Units Serve The Entire South Wing Of The Building.									
	Hot Water Boiler	40%			2042	**	1	\$10,100	B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement Of North Wing									
Explanation : 6 Gas Fired Modular Hot Water Boilers									
	Hot Water Boiler	25%			2038	**	1	\$6,300	B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement Of South Wing									
Explanation : 1 Gas Fired Hot Water Boiler serving Terminal Equipment On The South Wing Of The Building									
	Steam Boiler	5%			2042	**	1	\$2,500	B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement Of North Wing									
Explanation : 2 Gas Fired Modular Steam Boilers steam Produced By These Boilers Is Used To Humidify The North Wing Of The Building.									
Distribution									
	Hot Wtr Piping/Pump	60%			2041	**	4	\$2,300	B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement Of South Wing									
Explanation : Serves Basement Air Handlers, Fin Tube Radiators And Fan Coil Units									
	Hot Wtr Piping/Pump	40%			2047	**	4	\$1,000	B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement Of North Wing									
Explanation : Serves Packaged Roof Top Air Conditioning Equipment									
Terminal Devices									
	Air Handler	30%			2033	**	1	\$9,500	B
	Air Handler	5%			2030	**	1	\$1,600	B
	Convactor/Radiator	30%			2038	**	1	\$5,000	B
	Fan Coil Unit/Heat	5%			2030	**	1	\$800	B
	No Component	30%							D
Air Conditioning									
Energy Source	Electricity	100%			2041	**	1		B
Conversion Equipment	Reciprocating Compr/Chiller	30%			2025	\$49,500	1	\$7,100	B
	Ext Pkg Unit - Heating/Cooling	40%			2033	**	2	\$1,300	B
	Ext Pkg Unit - Heating/Cooling	30%			2025	\$96,200	2	\$900	B

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pump	30%			2045	**	4	\$1,100	B
No Component	70%							D
Terminal Devices								
Air Handler/Cool/Ht	5%			2030	**	1	\$1,600	B
Fan Coil - Cool/Heat	5%			2030	**	1	\$800	B
No Component	90%							D
Heat Rejection								
Air Condenser Unit	10%			2025	\$9,700	2	\$3,600	B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$45,300	B
Exhaust Fans								
Roof	40%			2033	**	2	\$600	B
Roof	10%	0-2	\$3,900	2035	**	2	\$100	B
<i>Corroded, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Roof Of South Wing, 1 Of 5 Units Badly Corroded</i>								
Roof	50%			2025	\$19,300	2	\$800	B
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2051	**	1		B
Galv Iron/Steel	60%			2030	**	1		B
Water Heater								
Gas Fired	100%			2023	\$11,300	2	\$700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : South And North Wing Basements</i>								
<i>Explanation : 2 Units Observed</i>								
Sanitary Piping								
Cast Iron	60%			LIFE	**	1		B
Cast Iron	40%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	60%			LIFE	**	1		B
Cast Iron	40%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	40%			2033	**	4	\$1,000	B
Rigid Piping	60%			2030	**	4	\$1,000	B
Sewage Ejector(s)								
Electric	100%			2033	**	4	\$2,500	B
Backflow Preventer								
No Component	60%							D
Generic	40%			2033	**	1	\$1,300	B
Fixtures								
Generic	100%							B
Vertical Transport								

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

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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**Total**

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$2,600		\$1,100	
Interior Architecture			\$1,600	
Electrical		\$100	\$9,400	
Mechanical				
Total	\$2,600	\$100	\$12,100	\$100
Priority A	\$2,600		\$1,100	
Priority B		\$100	\$9,400	\$100
Priority C			\$1,600	
Total	\$2,600	\$100	\$12,100	\$100



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO 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 Code

Exterior

Exterior Walls

Cast in Place Concrete	5%			LIFE	* *	5	\$1,700	A
Masonry: Brick	85%			LIFE	* *	5	\$5,900	A
Metal Sect. OHD	10%			2028	* *	5	\$2,200	A

Windows

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

Asphalt Shingle	100%			2032	* *	10	\$900	A
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Interior

Floors

Cast in Place Concrete	50%			LIFE	* *	5	\$3,700	C
Wood	50%			2038	* *	5	\$3,100	C

Interior Walls

Wood	100%			LIFE	* *	5	\$16,100	C
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Ceilings

Exposed Struc: Wood	100%			LIFE	* *			B
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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 Code

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2023	\$1,000	5		B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : One 200 Amps Main Disconnect Switch

Raceway

Conduit	50%			2023	\$11,000	1		B
Conduit	50%			2043	* *	1		B

Panelboards

Fused Disc Sw	5%			2022	\$600	5		B
Molded Case Bkrs	65%			2022	\$7,500	5	\$100	B
Molded Case Bkrs	30%			2039	* *	5	\$100	B

Wiring

Thermoplastic	70%			2023	\$10,800	1		B
Thermoplastic	30%			2043	* *	1		B

Ground

Grounding Devices

Not Accessible	100%							D
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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 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 Code
Lighting								
Interior Lighting								
Fluorescent	70%			2028	* *	10	\$4,100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : T-12 Lamps							
Fluorescent	30%			2018	\$3,500	10	\$1,800	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : T-12 Lamps							
Exterior Lighting								
HID	100%			2028	* *	10		B

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation									
	Exhaust Fans								
	Wall Unit	100%			2023	\$9,100	2	\$200	B

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$73,600	\$110,900
Interior Architecture			\$55,300
Electrical		\$177,700	
Total		\$251,300	\$166,200
Priority A		\$73,600	\$110,900
Priority B		\$177,700	
Priority C			\$55,300
Total		\$251,300	\$166,200

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$9,900		\$7,900	
Interior Architecture	\$400		\$1,500	
Electrical	\$4,600	\$2,700	\$58,700	\$2,500
Mechanical	\$2,500	\$3,800	\$10,400	\$3,300
Total	\$17,400	\$6,500	\$78,500	\$5,800
Priority A	\$9,900		\$7,900	
Priority B	\$7,100	\$6,500	\$69,100	\$5,800
Priority C	\$400		\$1,500	
Total	\$17,400	\$6,500	\$78,500	\$5,800



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 Estimates are rounded to the nearest hundred dollars.

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126
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 Code

Exterior

Exterior Walls

Cast in Place Concrete	15%			LIFE	**	5	\$31,700	A
Concrete Masonry Unit	3%	Now	\$9,900	LIFE	**	5	\$800	A

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

Location : Chimney

Metal Coiling Doors	12%			2028	**	5	\$15,900	A
Wood	70%	0-2	\$73,600	2036	**	5	\$74,000	A

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

Location : Throughout

Roof

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

Location : Throughout, 2011

Skylight, Metal/Glass	5%			2043	**	10	\$6,500	A
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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	C
Ceramic Tile	3%			2026	**	5	\$800	C
Quarry Tile	7%			2028	**	5	\$3,000	C

Interior Walls

Concrete Masonry Unit	75%			LIFE	**	5	\$11,500	C
Glass: Single Pane	5%			LIFE	**	5	\$1,400	C
Plaster	20%			LIFE	**	5	\$2,300	C

Ceilings

Exposed Struc: Wood	85%			LIFE	**			B
Plaster	15%			LIFE	**	5	\$2,600	B

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

Over 600 Volts

Service Equipment

Fused Disc Sw	100%			2023	\$34,100	3	\$100	B
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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	\$34,000	3	\$100	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Outside

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

Feeders

Cable	100%			2022	\$1,000	1		B
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

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

Asset # : 2809

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Over 600 Volts								
Raceway								
Conduit	100%			2023	\$3,600	1		B
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2023	\$1,000	5	\$100	B
<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	\$14,200	5	\$100	B
<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	\$20,200	5	\$100	B
Raceway								
Conduit	80%			2023	\$17,600	1		B
Conduit	20%			2033	* *	1		B
Panelboards								
Fused Disc Sw	15%			2022	\$1,700	5	\$100	B
Molded Case Bkrs	85%			2022	\$9,800	5	\$400	B
Wiring								
Thermoplastic	20%			2033	* *	1		B
Thermoplastic	80%			2023	\$12,300	1		B
Motor Controllers								
Locally Mounted	40%			2021	\$3,400	5		B
Motor Control Center	60%			2021	\$5,200	5	\$300	B
Ground								
Grounding Devices								
Generic	100%	0-2	\$900	LIFE	* *	5	\$300	B
<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	B
Generators								
Diesel	100%			2026	* *	1	\$7,000	B
<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%			2016	\$600	5	\$700	B

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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 Code
Stand-by Power									
	Fuel Storage								
	Main Tank	100%			2038	* *	5	\$600	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : One 10,000 Gals							
Lighting									
	Interior Lighting								
	Fluorescent	95%			2018	\$33,000	10	\$16,400	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Incandescent	5%			2018	\$1,700	2		B
	Egress Lighting								
	Emergency, Service	40%			2018	\$1,000	1		B
	Emergency, Battery	10%			2018	\$600	10	\$500	B
	Exit, Service	50%			2018	\$1,300	1		B
	Exterior Lighting								
	HID	100%			2018	\$900	10	\$100	B
Alarm									
	Security System								
	No Component	70%							D
	Generic	30%			2023	\$15,600	1	\$2,000	B
	Fire/Smoke Detection								
	Generic	100%			2018	\$177,700	1-3	\$11,200	B
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2043	* *	5	\$5,800	B
		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	B
		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	B
	Terminal Devices								
	Air Handler	100%			2028	* *	1	\$11,600	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		B

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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 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 Code
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	2%			2018	\$700	1		B
No Component	98%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$10,500	B
Exhaust Fans								
Interior	50%			2023	\$11,700	2	\$300	B
Roof	30%			2028	* *	2	\$200	B
Roof	20%			2018	\$2,800	2	\$100	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		B
Galv Iron/Steel	20%			2028	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2033	* *	4	\$2,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Domestic Hot Water Tank With Hot Water Coil</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
Fire Suppression								
Sprinkler								
Generic	100%			2033	* *	1-2	\$5,300	B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$132,400
Interior Architecture	\$62,100	\$35,200
Electrical		\$37,300
Mechanical		\$253,100
Total	\$62,100	\$458,100
Priority A		\$132,400
Priority B		\$290,400
Priority C	\$62,100	\$35,200
Total	\$62,100	\$458,100

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$21,200		\$21,600	
Interior Architecture	\$19,600			\$101,500
Electrical	\$5,900	\$3,300	\$4,700	\$3,800
Mechanical	\$12,800	\$6,600	\$13,400	\$8,600
Total	\$59,500	\$9,800	\$39,700	\$113,900
Priority A	\$21,200		\$21,600	
Priority B	\$32,700	\$9,800	\$18,100	\$12,400
Priority C	\$5,500			\$101,500
Total	\$59,500	\$9,800	\$39,700	\$113,900



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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
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 Code	
Exterior									
Exterior Walls									
Masonry: Brick	88%			LIFE	**	5	\$76,300	A	
Metal Coiling Doors	2%			2028	**	5	\$5,400	A	
Metal: Cage/Fence	8%			2028	**	5	\$30,400	A	
Window Wall	2%	Now	\$7,900	2043	**	5	\$3,300	A	
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%									
Location : Over Entrance At East Facade									
Windows									
Aluminum	90%			2031	**	5	\$1,100	A	
Metal Louvers	10%			2026	**	10	\$800	A	
Parapets									
Masonry: Brick	90%			LIFE	**	5	\$5,200	A	
Pre-Cast Concrete	10%			LIFE	**	5	\$3,600	A	
Roof									
IRMA/Protected Membrane	20%			2023	\$56,100	10	\$7,400	A	
Metal Panel	60%	0-2	\$11,900	2028	**			A	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Throughout Sloped Roof									
Modified Bitumen	5%			2023	\$10,200	10	\$1,900	A	
Single Ply Membrane	10%			2028	**	10	\$3,700	A	
Skylight, Metal/Glass	5%			2033	**	10	\$6,200	A	
Interior									
Floors									
Carpet	20%			2019	\$97,500	3	\$16,100	C	
Cast in Place Concrete	40%			LIFE	**	5	\$35,200	C	
Quarry Tile	5%			2036	**	5	\$3,000	C	
Terrazzo	35%	0-2	\$62,100	LIFE	**	5	\$11,000	C	
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	C	
Glass: Single Pane	5%			LIFE	**	5	\$2,100	C	
Gypsum Board	20%			LIFE	**	5	\$6,600	C	
Plywood/Hardboard	5%			LIFE	**			C	
Ceilings									
AcousTileSusp.Lay-In	65%			2036	**	5	\$26,200	B	
Exposed Concrete	10%			LIFE	**	5	\$600	B	
Gypsum Board	20%			LIFE	**	5	\$10,100	B	
Gypsum Board	5%	0-2	\$1,000	LIFE	**	5	\$2,500	B	
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Field Veterinarian Office									

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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 Code
Over 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2033	* *	3		B
Fused Disc Sw	50%			2049	* *	3	\$100	B
Transformers								
Dry Type	50%			2028	* *	3	\$100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 225 Kva, 4160hv-480/277lv							
Dry Type	50%			2040	* *	3	\$100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside The Building							
	Explanation : 1000 Kva, 4160hv-480/277lv							
Feeders								
Cable	50%			2031	* *	1		B
Cable	50%			2045	* *	1		B
Raceway								
Conduit	50%			2033	* *	1		B
Conduit	50%			2049	* *	1		B
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	30%			2033	* *	5		B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 400 Amps Main Disconnect Switch							
Fused Disc Sw	35%			2033	* *	5		B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 800 Amps Main Disconnect Switch							
Fused Disc Sw	35%			2033	* *	5		B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 600 Amps Main Disconnect Switch							
Transformers								
Dry Type	35%			2028	* *	5		B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 75 Kva, 480hv-208/120lv							
Dry Type	35%			2028	* *	5		B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 30 Kva, 480hv-208/120lv							
Dry Type	30%			2028	* *	5		B
	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	B

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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 Code
Under 600 Volts								
Raceway								
Conduit	95%			2033	**	1		B
Conduit	5%			2043	**	1		B
Panelboards								
Fused Disc Sw	10%			2031	**	5	\$100	B
Molded Case Bkrs	85%			2031	**	5	\$600	B
Molded Case Bkrs	5%			2045	**	5		B
Wiring								
Thermoplastic	93%			2033	**	1		B
Thermoplastic	5%			2043	**	1		B
Thermoplastic	2%			2049	**	1		B
Motor Controllers								
Locally Mounted	50%			2028	**	5	\$100	B
Motor Control Center	50%			2028	**	5	\$400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	B
Stand-by Power								
Transfer Switches								
Automatic	50%			2040	**	1	\$4,000	B
Automatic	50%			2028	**	1	\$4,000	B
Generators								
Diesel	50%			2026	**	1	\$5,000	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside The Building							
	Explanation : One 53.6 Kw							
Diesel	50%			2036	**	1	\$5,000	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : One 610 Kw							
Batteries								
Lead/Acid	50%			2018	\$300	5	\$500	B
Lead/Acid	50%			2016	\$300	5	\$500	B
Fuel Storage								
Day Tank	50%			2031	**	5	\$2,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : One 55 Gals							
Main Tank	50%			2058	**	5	\$400	B
	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 Code
Lighting								
Interior Lighting								
Fluorescent	20%			2031	* *	10	\$4,900	B
Fluorescent	75%			2023	\$37,300	10	\$18,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	2%			2031	* *	10	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Morgue Room</i>								
<i>Explanation : T-5 Lamps</i>								
Under Construction	3%							D
Egress Lighting								
Emergency, Service	20%			2031	* *	1		B
Emergency, Battery	30%			2023	\$2,800	10	\$1,900	B
Exit, Service	50%			2023	\$1,900	1		B
Exterior Lighting								
HID	70%			2023	\$900	10	\$100	B
Incandescent	30%			2023	\$1,400	2		B
Alarm								
Fire/Smoke Detection								
Generic	100%			2028	* *	1-3	\$16,500	B
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2033	* *	1		B
Conversion Equipment								
Hot Water Boiler	100%			2028	* *	1	\$13,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor M E R</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2031	* *	4	\$1,300	B
Terminal Devices								
Air Handler	85%			2023	\$116,900	1	\$14,200	B
Convactor/Radiator	15%			2028	* *	1	\$1,300	B
Air Conditioning								
Energy Source								
Electricity	25%			2031	* *	1		B
Natural Gas	75%			2049	* *	1		B

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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 Code	
Air Conditioning									
Conversion Equipment									
Absorption	75%			2028	* *	1	\$21,800	B	
Chiller/Direct Fire									
Reciprocating	15%			2028	* *	1	\$1,900	B	
Compr/Chiller									
	R-22 Refrigerant, Extent : Light, Area Affected : 15%								
	Location : Rear Yard								
Ext Pkg Unit - Cooling	10%			2023	\$2,200	2	\$200	B	
	R-22 Refrigerant, Extent : Light, Area Affected : 20%								
	Location : On The Roof								
Distribution									
Chilled Wtr Pipe/Pump	90%			2043	* *	4	\$1,200	B	
No Component	10%							D	
Terminal Devices									
Direct Expansion	15%			2023	\$1,600	1		B	
Air Handler/Cool/Ht	75%			2023	\$81,300	1	\$12,500	B	
No Component	10%							D	
Heat Rejection									
Air Condenser Unit	15%			2028	* *	2	\$2,800	B	
Water Cool Tower	75%	Now	\$5,500	2021	\$54,900	2	\$16,300	B	
	Corroded, Extent : Severe, Area Affected : 20%								
	Location : Rear Yard								
No Component	10%							D	
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$15,000	B	
Exhaust Fans									
Interior	20%			2023	\$6,700	2	\$200	B	
Roof	80%			2028	* *	2	\$700	B	
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2043	* *	1		B	
Water Heater									
Gas Fired	100%			2022	\$5,900	2	\$400	B	
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1		B	
Sewage Ejector(s)									
Electric	100%			2031	* *	4	\$1,600	B	
Fixtures									
Generic	100%							B	

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Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$407,600	\$269,400
Electrical		\$110,500	\$242,800
Mechanical			\$72,400
Total		\$518,100	\$584,600
Priority A		\$407,600	\$269,400
Priority B		\$110,500	\$315,200
Total		\$518,100	\$584,600

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$57,600		\$11,300	
Interior Architecture	\$1,900		\$19,400	
Electrical	\$25,100	\$1,700	\$32,200	\$1,100
Mechanical	\$3,000	\$2,300	\$44,700	\$2,800
Total	\$87,600	\$4,000	\$107,700	\$4,000
Priority A	\$57,600		\$11,300	
Priority B	\$28,000	\$4,000	\$89,000	\$4,000
Priority C	\$1,900		\$7,300	
Total	\$87,600	\$4,000	\$107,700	\$4,000



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Brick	85%			LIFE	**	5	\$49,000	A	
	Efflorescence, Extent : Light, Area Affected : 10% Location : Throughout								
Masonry: Brick	10%	Now	\$33,000	LIFE	**	5	\$5,800	A	
	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	A	
Windows									
Aluminum	90%			2031	**	5	\$2,600	A	
Metal Louvers	10%			2026	**	10	\$1,800	A	
Parapets									
Masonry: Brick	90%	Now	\$303,300	LIFE	**	5	\$18,500	A	
	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	\$40,700	LIFE	**	5	\$2,600	A	
	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	A	
Modified Bitumen	60%	0-2	\$21,500	2023	\$214,700			A	
	Ponding, Extent : Moderate, Area Affected : 5% Location : Throughout Worn/Eroded, Extent : Moderate, Area Affected : 100% Location : Throughout								
Skylight, Metal/Glass	35%	0-2	\$63,500	2033	**			A	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5% Location : Southwest Side, Throughout								
Interior									
Floors									
Asphalt Poured	70%			2028	**	5	\$12,100	C	
Cast in Place Concrete	20%			LIFE	**	5	\$15,100	C	
Panel/Paver: Cer/Brk	5%			2031	**	5	\$3,900	C	
Quarry Tile	5%			2028	**	5	\$2,600	C	

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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 Code

Interior

Interior Walls

Concrete Masonry Unit	35%			LIFE	**	5	\$1,200	C
Glass: Special Gauge	10%			LIFE	**	1		C
Plaster	10%			LIFE	**	5	\$300	C
SGFT/Glazed Masonry	45%			LIFE	**			C

Ceilings

AcousTileSusp.Lay-In	70%			2028	**	5	\$24,200	B
Exposed Concrete	20%			LIFE	**	5	\$1,100	B
Gypsum Board	10%			LIFE	**	5	\$4,300	B

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2023	\$3,100	5	\$100	B
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	\$45,400	5	\$100	B
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Raceway

Conduit	90%			2023	\$22,200	1		B
Conduit	10%			2033	**	1		B

Panelboards

Fused Disc Sw	10%			2022	\$2,300	5		B
Molded Case Bkrs	10%			2031	**	5	\$100	B
Molded Case Bkrs	80%			2022	\$18,400	5	\$400	B

Wiring

Braided Cloth	90%	2-4	\$23,900	2048	**	1		B
Insulation Aged, Extent : Severe, Area Affected : 100%								
Location : Throughout								

Thermoplastic	10%			2033	**	1		B
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Motor Controllers

Locally Mounted	100%			2021	\$15,800	5	\$100	B
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Ground

Grounding Devices

Not Accessible	100%							D
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Lighting

Interior Lighting

Fluorescent	97%			2018	\$110,500	10	\$20,500	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : T-12 Lamps								

Incandescent	3%			2018	\$3,400	2		B
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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 Code
Lighting								
Egress Lighting								
Emergency, Battery	50%			2023	\$4,000	10	\$2,800	B
Exit, Service	50%			2023	\$1,600	1		B
Exterior Lighting								
HID	100%			2018	\$7,000	10	\$100	B
Alarm								
Fire/Smoke Detection								
Generic	100%			2023	\$197,400	1-3	\$12,400	B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
HTHW/HW	50%			2033	* *	1		B
	Other Observation, Extent : Light, Area Affected : 50%							
	Location : From Cogeneration Plant							
	Explanation : Back-up And Everyday Use							
Interruptible Gas/Dual Fuel	50%			2033	* *	1		B
Conversion Equipment								
Heat Exchanger	50%			2026	* *	1	\$5,700	B
Hot Water Boiler	50%			2040	* *	1	\$5,700	B
	Other Observation, Extent : Light, Area Affected : 50%							
	Location : 2nd Floor Boiler Room							
	Explanation : 1 Unit							
Distribution								
Hot Wtr Piping/Pump	100%			2031	* *	4	\$1,100	B
Terminal Devices								
Air Handler	50%			2028	* *	1	\$7,100	B
Convactor/Radiator	35%			2021	\$72,400	1	\$2,600	B
Unit Heater-Stm/HW	15%			2018	\$21,200	4	\$300	B
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	20%			2023	\$20,200	2	\$300	B
	R-22 Refrigerant, Extent : Light, Area Affected : 30%							
	Location : Roof							
Ext Pkg Unit - Heating/Cooling	30%			2028	* *	2	\$400	B
	R-22 Refrigerant, Extent : Light, Area Affected : 30%							
	Location : Roof							
No Component	50%							D

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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 Code
Air Conditioning								
Heat Rejection								
Air Condenser Unit	20%			2028	* *	2	\$3,200	B
No Component	80%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$12,900	B
Exhaust Fans								
Interior	30%			2018	\$7,300	2	\$200	B
Roof	70%			2023	\$12,200	2	\$500	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		B
Water Heater								
Gas Fired	100%			2022	\$5,100	2	\$300	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2nd Floor Boiler Room								
Explanation : 2 Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sewage Ejector(s)								
Electric	100%			2018	\$10,500	4	\$1,600	B
Backflow Preventer								
Not Accessible	100%							D
Fixtures								
Generic	100%							B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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**

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$29,400			\$9,700
Interior Architecture	\$5,400	\$500	\$800	\$124,600
Electrical	\$900	\$600	\$11,200	\$1,000
Mechanical	\$900	\$1,000	\$1,700	\$1,000
Total	\$36,600	\$2,100	\$13,700	\$136,200
Priority A	\$29,400			\$9,700
Priority B	\$2,000	\$1,600	\$13,700	\$1,900
Priority C	\$5,200	\$500		\$124,600
Total	\$36,600	\$2,100	\$13,700	\$136,200



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 BRONX ZOO STORE & FIRST AID STA.**

Asset # : 2800

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$3,000	A
Masonry: Fieldstone	10%			LIFE	**	5	\$1,000	A
Metal Sect. OHD	10%			2036	**	5	\$4,000	A
Wood	75%			2036	**	5	\$48,600	A
Windows								
Wood	100%			2039	**	5	\$19,400	A
Roof								
Asphalt Shingle	75%	0-2	\$3,100	2032	**			A
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Where The Roof Slopes Meet</i>								
Single Ply Membrane	25%			2023	\$20,100	10	\$6,300	A
Interior								
Floors								
Carpet	65%			2019	\$119,300	3	\$19,700	C
Cast in Place Concrete	5%			LIFE	**	5	\$1,700	C
Ceramic Tile	5%			2032	**	5	\$800	C
Slate	10%			LIFE	**	5	\$1,600	C
Vinyl Tile	15%			2028	**	3	\$1,100	C
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$300	C
Concrete Masonry Unit	5%			LIFE	**	5	\$100	C
Gypsum Board	85%			LIFE	**	5	\$2,700	C
Wood	5%			LIFE	**	5	\$1,100	C
Ceilings								
AcousTileSusp.Lay-In	10%			2028	**	5	\$1,500	B
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Store Area</i>								
Exposed Struc: Wood	85%			LIFE	**			B
Plaster	5%	2-4	\$200	LIFE	**	5	\$500	B
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Beams In Store</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 Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	**	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch</i>								

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

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO 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 Code
Under 600 Volts								
Transformers								
Dry Type	100%			2036	* *	5		B
<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		B
Raceway								
Conduit	100%			2043	* *	1		B
Panelboards								
Fused Disc Sw	5%			2039	* *	5		B
Molded Case Bkrs	95%			2039	* *	5	\$300	B
Wiring								
Thermoplastic	100%			2043	* *	1		B
Motor Controllers								
Locally Mounted	100%			2036	* *	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	B
Lighting								
Interior Lighting								
Fluorescent	20%			2028	* *	10	\$1,900	B
<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	B
<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	B
<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	B
Exit, LED	50%			2051	* *	1		B
Exterior Lighting								
HID	100%			2028	* *	10		B
Alarm								
Fire/Smoke Detection								
Generic	100%			2028	* *	1-3	\$7,000	B

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

Heating

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126
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 Code
Heating									
	Energy Source								
	Natural Gas	100%			2043	* *	1		B
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : External Unit					
				Explanation : Combination A C And Furnace					
	Conversion Equipment								
	Furnace	100%			2028	* *	1	\$5,000	B
				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		B
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2028	* *	2	\$600	B
				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	B
	Exhaust Fans								
	Roof	100%			2028	* *	2	\$300	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	* *	1		B
	Water Heater								
	Gas Fired	100%			2021	\$2,200	2	\$100	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Backflow Preventer								
	Generic	100%			2028	* *	1	\$600	B
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Sprinkler								
	Generic	100%			2043	* *	1-2	\$2,800	B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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**

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture			\$18,000	\$1,700
Interior Architecture	\$400			
Electrical			\$900	
Mechanical	\$300		\$300	
Total	\$800		\$19,200	\$1,700
Priority A			\$18,000	\$1,700
Priority B	\$300		\$1,200	
Priority C	\$400			
Total	\$800		\$19,200	\$1,700



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO 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 Code

Exterior

Exterior Walls

Cast in Place Concrete	10%			LIFE	**	5	\$4,000	A
Metal Panel	5%			2043	**	5-10	\$2,700	A
Metal Sect. OHD	80%			2040	**	5	\$19,800	A
Wood	5%			2028	**	5	\$2,000	A

Windows

Aluminum	100%			2039	**	5	\$3,400	A
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Roof

Metal Panel	100%			2028	**	10	\$16,200	A
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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	C
Wood	10%			2051	**	5	\$900	C

Ceilings

Exposed Struc: Steel	10%			LIFE	**			B
No Component	90%							D

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2033	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 300 Amps Main Disconnect Switch</i>								

Transformers

Dry Type	100%			2028	**	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 75 Kva 480hv-208/120lv</i>								

Raceway

Conduit	100%			2033	**	1		B
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Panelboards

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

Wiring

Thermoplastic	100%			2033	**	1		B
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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 Code	

Lighting

Interior Lighting

Fluorescent

50%

2023

\$2,900

10

\$1,400

B

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

Fluorescent

30%

2028

* *

10

\$900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Thrloughout**Explanation : T-8 Lamps*

Incandescent

20%

2023

\$1,200

2

B

Exterior Lighting

HID

100%

2023

\$200

10

B

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

Heating

Energy Source

Electricity

100%

2043

* *

1

B

Conversion Equipment

Radiant Heater

100%

2028

* *

2

\$1,500

B

Air Conditioning

Energy Source

Electricity

100%

2039

* *

1

B

Conversion Equipment

Heat Pump

5%

2024

2

B

No Component

95%

D

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Electrical		\$37,500
Total		\$37,500
Priority B		\$37,500
Total		\$37,500

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$1,400		\$31,800	\$1,400
Interior Architecture	\$1,800	\$200		\$1,200
Electrical	\$6,200	\$5,400	\$7,500	\$6,800
Mechanical	\$14,200	\$26,100	\$16,800	\$29,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$27,500	\$35,700	\$59,900	\$42,400
Priority A	\$1,400		\$31,800	\$1,400
Priority B	\$24,800	\$35,400	\$28,200	\$39,800
Priority C	\$1,400	\$200		\$1,200
Total	\$27,500	\$35,700	\$59,900	\$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
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 Code
Exterior									
Exterior Walls									
	Pre-Cast Concrete	15%			LIFE	**	5	\$5,400	A
	Window Wall	80%			2043	**	5	\$33,200	A
	Wood	5%			2036	**	5	\$2,800	A
Windows									
	Aluminum	100%			2039	**	5	\$2,800	A
Parapets									
	Pre-Cast Concrete	95%			LIFE	**	5		A
	No Component	5%							D
Roof									
	Plaza Roof: Stone Panels	5%			2043	**			A
	Single Ply Membrane	95%			2028	**	10	\$15,200	A
Water Penetration, Extent : Light, Area Affected : 2%									
Location : Southeast Corner Over 2nd Floor Conference Room									
Interior									
Floors									
	Carpet	40%			2022	\$29,200	3	\$4,800	C
	Cast in Place Concrete	50%			LIFE	**	5	\$6,600	C
	Panel/Paver: Concrete	5%			2043	**			C
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 2%									
Location : 2nd Floor Conference Room									
	Raised Access Floor	2%			2032	**	5	\$500	C
	Wood	3%			2051	**	5	\$300	C
Interior Walls									
	Cast in Place Concrete	10%			LIFE	**			C
	Glass: Single Pane	10%			LIFE	**	5	\$500	C
	Gypsum Board	75%			LIFE	**	5	\$3,200	C
	Travertine Panels	2%			LIFE	**			C
	Wood	3%			LIFE	**	5	\$800	C
Ceilings									
	AcousTileConcealSpLn	10%			2036	**	5	\$800	B
	Exposed Concrete	40%			LIFE	**	5	\$400	B
	Gypsum Board	30%			LIFE	**	5	\$2,300	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout Offices									
Explanation : Spray On Popcorn Finish									
	Gypsum Board	20%			LIFE	**	5	\$1,500	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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 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 Code
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	20%			2049	* *	5		B
	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	B
	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	B
	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	B
Raceway								
Conduit	100%			2049	* *	1		B
Panelboards								
Fused Disc Sw	10%			2045	* *	5	\$100	B
Molded Case Bkrs	90%			2045	* *	5	\$1,000	B
Wiring								
Thermoplastic	100%			2049	* *	1		B
Motor Controllers								
Locally Mounted	100%			2040	* *	5	\$300	B
	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	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	\$13,200	B
Generators								
Diesel	100%			2036	* *	1	\$16,700	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : One 250 Kw							
Batteries								
Lead/Acid	100%			2018	\$600	5	\$1,600	B
Fuel Storage								
Main Tank	100%			2058	* *	5	\$1,300	B
	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.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations 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 Code
Lighting									
Interior Lighting	Fluorescent	75%			2031	* *	10	\$29,600	B
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : T-8 Lamps							
	Fluorescent	20%			2031	* *	10	\$7,900	B
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : T-5 Lamps							
	Incandescent	5%			2031	* *	2	\$100	B
Egress Lighting									
	Emergency, Service	50%			2031	* *	1		B
	Exit, LED	35%			2058	* *	1		B
	Exit, Service	15%			2031	* *	1		B
Exterior Lighting									
	HID	100%			2031	* *	10	\$100	B
Alarm									
	Fire/Smoke Detection								
	Generic	100%			2031	* *	1-3	\$27,300	B

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
Energy Source	Natural Gas	100%			2049	* *	1		B
	Conversion Equipment								
	Hot Water Boiler	100%			2040	* *	1	\$21,300	B
	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	B
	Terminal Devices								
Air Handler		100%			2031	* *	1	\$26,600	B
Air Conditioning									
Energy Source									
	Electricity	50%			2045	* *	1		B
	Natural Gas	50%			2049	* *	1		B

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

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

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

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

Asset # : 14215

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

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

Asset # : 14215

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			C
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : One Unit									
Fire Suppression									
Standpipe									
	Generic	100%			2049	* *	1-5	\$22,500	B
Sprinkler									
	Generic	100%			2049	* *	1-2	\$12,000	B
Fire Pump									
	Generic	100%			2036	* *	1	\$8,000	B

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$44,900	
Electrical		\$54,500
Mechanical		\$111,200
Total	\$44,900	\$165,700
Priority A	\$44,900	
Priority B		\$165,700
Total	\$44,900	\$165,700

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$25,000		\$9,400	\$2,700
Interior Architecture			\$400	
Electrical	\$400	\$400	\$15,700	\$300
Mechanical	\$6,700	\$300	\$2,800	\$300
Total	\$32,200	\$800	\$28,400	\$3,400
Priority A	\$25,000		\$9,400	\$2,700
Priority B	\$7,100	\$800	\$18,600	\$700
Priority C			\$400	
Total	\$32,200	\$800	\$28,400	\$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
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 Code
Exterior								
Exterior Walls								
Masonry: Brick	60%			LIFE	**	5	\$10,100	A
Metal Panel	30%			2033	**	5-10	\$34,600	A
Metal Sect. OHD	10%	0-2	\$2,500	2036	**	5	\$2,600	A
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Explanation : Doors Do Not Stay Open								
Windows								
Metal Louvers	100%			2026	**	10	\$44,900	A
Roof								
Metal Panel	93%	Now	\$22,500	2036	**			A
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	\$2,200	5	\$900	A
Skylight, Plastic	2%			2028	**	1		A
Interior								
Floors								
Cast in Place Concrete	95%			LIFE	**	5	\$24,400	C
Quarry Tile	5%			2028	**	5	\$900	C
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$900	C
Metal Panel	90%			LIFE	**			C
Ceilings								
Exposed Concrete	10%			LIFE	**	5	\$200	B
Exposed Struc: Steel	15%			LIFE	**			B
Metal Panel	75%			LIFE	**	5	\$11,000	B
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	**	3		B
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		B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside Next To Driveway								
Explanation : Eight 1000 Kva, 4160hv-480/277lv								
Feeders								
Cable	100%			2031	**	1		B

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Estimates are rounded to the nearest hundred dollars.

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Over 600 Volts								
Raceway								
Conduit	100%			2033	* *	1		B
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2033	* *	5		B
			<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		B
			<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		B
			<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		B
Raceway								
Conduit	100%			2033	* *	1		B
Panelboards								
Molded Case Bkrs	100%			2031	* *	5	\$100	B
Wiring								
Thermoplastic	100%			2033	* *	1		B
Motor Controllers								
Motor Control Center	50%			2021	\$14,800	5	\$100	B
Motor Control Center	50%			2028	* *	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	B
Lighting								
Interior Lighting								
Fluorescent	30%			2018	\$12,600	10	\$2,200	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-12 Lamps</i>					
HID	70%			2023	\$19,000	10	\$200	B
Egress Lighting								
Emergency, Service	50%			2023	\$500	1		B
Exit, Service	50%			2018	\$500	1		B
Exterior Lighting								
HID	100%			2023	\$1,900	10		B
Alarm								
Fire/Smoke Detection								
Generic	100%			2023	\$54,500	1-3	\$3,400	B

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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 Code
Heating								
Terminal Devices								
Fan Coil Unit/Heat	100%			2023	\$111,200	1	\$2,500	B
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		B
Conversion Equipment								
Window/Wall Unit	5%			2018	\$800	1		B
No Component	95%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	\$6,400	LIFE	* *	2-5	\$4,400	B
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	B
Wall Unit	50%			2023	\$5,600	2	\$100	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		B
Water Heater								
Electric	100%			2018	\$1,200	4		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer								
Generic	100%			2031	* *	1	\$500	B
Fixtures								
Generic	100%							B

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$65,600
Interior Architecture		\$2,809,400
Mechanical		\$175,200
Total		\$3,050,100
Priority A		\$65,600
Priority B		\$278,900
Priority C		\$2,705,700
Total		\$3,050,100

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$21,500		\$4,200	
Interior Architecture	\$25,600	\$400	\$13,300	\$11,900
Electrical	\$6,600	\$6,500	\$30,200	\$8,200
Mechanical	\$29,800	\$12,500	\$32,900	\$11,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$87,400	\$23,300	\$84,600	\$35,300
Priority A	\$21,500		\$4,200	
Priority B	\$50,900	\$22,900	\$70,100	\$23,400
Priority C	\$15,000	\$400	\$10,400	\$11,900
Total	\$87,400	\$23,300	\$84,600	\$35,300



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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 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 Code	
Exterior									
Exterior Walls									
Concrete Masonry Unit	70%			LIFE	**	5	\$18,800	A	
Glazed Ceramic Panel	10%			LIFE	**	5	\$20,100	A	
Metal, Corrugated	5%			2033	**	1		A	
Window Wall	15%	0-2	\$14,700	2043	**	5	\$12,100	A	
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	A	
Metal Louvers	5%			2026	**	10	\$1,200	A	
Parapets									
Cast in Place Concrete	15%			LIFE	**	5	\$3,700	A	
Metal Rail	10%			2028	**	5-10	\$4,300	A	
No Component	75%							D	
Roof									
Cast in Place Concrete	5%			LIFE	**			A	
Metal Panel	5%			2028	**	10	\$1,600	A	
Modified Bitumen	70%			2023	\$65,600	10	\$11,900	A	
Patching Evident, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Skylight, Plastic	5%	Now	\$3,700	2036	**	1		A	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Above Main Entry									
Sloped Glazing	15%			LIFE	**	5	\$33,900	A	
Interior									
Floors									
Carpet	40%	0-2	\$5,700	2022	\$286,900	3	\$35,600	C	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Main Public Entry									
Cast in Place Concrete	40%			LIFE	**	5	\$51,900	C	
Ceramic Tile	5%			2026	**	5	\$3,000	C	
Vinyl Tile	5%			2023	\$23,900	3	\$1,100	C	
Wood	10%			2038	**	5	\$11,100	C	
Interior Walls									
Ceramic Tile	2%			2026	**	5	\$1,800	C	
Concrete Masonry Unit	40%			LIFE	**	5	\$14,700	C	
Fabric on Framing	30%			2021	\$2,653,800	5	\$13,700	C	
Glass: Special Gauge	10%			LIFE	**	1		C	
Gypsum Board	15%			LIFE	**	5	\$8,200	C	
Operable Wall	3%			2033	**	5	\$9,600	C	

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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 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)		Code

Interior

Ceilings

AcousTileSusp.Lay-In	10%			2028	**	5	\$5,900	B
Exposed Concrete	40%			LIFE	**	5	\$3,700	B
Exposed Struc: Steel	5%			LIFE	**			B
Gypsum Board	25%			LIFE	**	5	\$18,500	B
Wood	20%	0-2	\$10,600	LIFE	**	5	\$103,700	B

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)		Code

Under 600 Volts

Service Equipment

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

Conduit	100%			2043	**	1		B
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Panelboards

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

Thermoplastic	100%			2043	**	1		B
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Motor Controllers

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

Grounding Devices

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

Transfer Switches

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

Diesel	100%			2032	**	1	\$15,500	B
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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.

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

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

Asset # : 13396

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Batteries								
Lead/Acid	100%			2017	\$600	5	\$1,500	B
Fuel Storage								
Day Tank	50%			2039	* *	5	\$3,700	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : One 30 Gals							
Main Tank	50%			2051	* *	5	\$600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : One 200 Gals							
Lighting								
Interior Lighting								
Fluorescent	55%			2028	* *	10	\$20,000	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
HID	15%			2028	* *	10	\$200	B
Incandescent	30%			2023	\$22,000	2	\$300	B
Egress Lighting								
Emergency, Battery	50%			2028	* *	10	\$4,800	B
Exit, Service	50%			2028	* *	1		B
Exterior Lighting								
HID	70%			2028	* *	10	\$100	B
Incandescent	30%			2023	\$2,200	2		B
Alarm								
Fire/Smoke Detection								
Generic	100%			2028	* *	1-3	\$25,400	B

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

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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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Heat Exchanger	40%			2032	* *	1	\$7,800	B
Heat Pump	20%			2024	\$67,400	2	\$2,500	B
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Elec. H / C Package Units</i>								
Hot Water Boiler	40%			2036	* *	1	\$7,800	B
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	80%	Now	\$3,000	2039	* *	4	\$1,600	B
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Fl. A / C Room</i>								
No Component	20%							D
Terminal Devices								
Air Handler	70%			2028	* *	1	\$17,200	B
Convactor/Radiator	10%			2028	* *	1	\$1,300	B
No Component	20%							D
Air Conditioning								
Energy Source								
Electricity	20%			2039	* *	1		B
Steam/HW System	80%			2043	* *	1		B
Conversion Equipment								
Absorption	80%			2032	* *	1	\$34,300	B
Chiller/Steam/HW								
Ext Pkg Unit - Heating/Cooling	20%			2028	* *	2	\$500	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Distribution								
Chilled Wtr Pipe/Pump	80%			2043	* *	4	\$1,600	B
No Component	20%							D
Terminal Devices								
Air Handler/Cool/Ht	80%			2028	* *	1	\$19,600	B
No Component	20%							D
Heat Rejection								
Water Cool Tower	100%			2024	\$107,800	2	\$39,900	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$22,100	B
Exhaust Fans								
Roof	100%			2028	* *	2	\$1,200	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		B

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations 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 Code
Plumbing									
	HW Heat Exchanger								
	Low Temp	100%			2033	* *	4	\$5,900	B
	Sanitary Piping								
	Cast Iron	100%	Now	\$8,200	LIFE	* *	1		B
	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	\$10,500	4	\$1,600	B
	Backflow Preventer								
	Generic	100%			2028	* *	1	\$2,400	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1-2								
	Explanation : 1 Unit								
Fire Suppression									
	Sprinkler								
	Generic	100%			2043	* *	1-2	\$11,100	B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$85,200	
Electrical		\$40,900	
Mechanical			\$47,000
Total		\$126,100	\$47,000
Priority A		\$85,200	
Priority B		\$40,900	\$47,000
Total		\$126,100	\$47,000

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$27,600		\$2,000	
Interior Architecture	\$10,500		\$3,500	\$63,200
Electrical	\$5,500	\$200	\$23,500	
Mechanical	\$8,500	\$2,200	\$20,700	\$4,300
Total	\$52,200	\$2,400	\$49,800	\$67,500
Priority A	\$27,600		\$2,000	
Priority B	\$14,100	\$2,400	\$44,300	\$4,300
Priority C	\$10,500		\$3,500	\$63,200
Total	\$52,200	\$2,400	\$49,800	\$67,500



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 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 Code
Exterior									
Exterior Walls									
	Copper/Terne	2%			2043	**	10	\$800	A
	Masonry: Brick	83%	Now	\$85,200	LIFE	**	5	\$14,900	A
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	A
	Metal Sect. OHD	5%			2036	**	5	\$2,800	A
	Slate Panels	5%	Now	\$2,200	LIFE	**	5	\$700	A
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Upper Floor									
Windows									
	Aluminum	75%			2031	**	5	\$1,200	A
	Steel	25%	0-2	\$1,000	2031	**	5	\$2,600	A
Deteriorated Finish, Extent : Moderate, Area Affected : 10%									
Location : Throughout West Facade									
Roof									
	Copper/Terne	2%			2038	**	10	\$400	A
	Slate	98%	Now	\$22,300	LIFE	**			A
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			\$9,900	C
	Carpet	5%	Now	\$4,500	2022			\$1,900	C
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	C
	Ceramic Tile	5%			2026	**	5	\$1,200	C
	Wood	15%			2038	**	5	\$7,000	C
	Not Accessible	50%							D
Interior Walls									
	Gypsum Board	15%			LIFE	**	5	\$3,500	C
	Plaster	5%	Now	\$2,900	LIFE	**	5	\$600	C
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	C
	Not Accessible	50%							D

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

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

Interior

Ceilings

Gypsum Board

30%

LIFE

* *

5

\$9,300

B

Plaster

70%

LIFE

* *

5

\$10,900

B

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2023

\$1,600

5

\$100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : 1st Floor**Explanation : One 400 Amps Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw

100%

2023

\$30,300

5

\$100

B

Raceway

Conduit

100%

2023

\$9,700

1

B

Panelboards

Fused Disc Sw

5%

2022

\$1,100

5

B

Molded Case Bkrs

95%

2022

\$21,800

5

\$400

B

Wiring

Braided Cloth

50%

2-4

\$4,500

2048

* *

1

B

*Insulation Damaged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

30%

2023

\$2,700

1

B

Thermoplastic

20%

2033

* *

1

B

Motor Controllers

Locally Mounted

100%

2021

\$10,500

5

\$100

B

Ground

Grounding Devices

Generic

100%

2-4

\$900

LIFE

* *

5

\$200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Water Main**Explanation : Corroded*

Lighting

Interior Lighting

Fluorescent

50%

2018

\$40,900

10

\$7,600

B

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

Fluorescent

50%

2028

* *

10

\$7,600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-5 & Compact Fluorescent Lamps*

Exterior Lighting

Incandescent

100%

2018

\$8,300

2

B

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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 Code
Lightning Protection								
Arresters/Cabling								
Generic	100%			2026	* *	5	\$100	B
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Fuel Oil No 2	100%			2049	* *	5	\$5,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : (2) 250 Gallon Oil Tanks, 1 Oil Tank Abandoned In Place</i>								
Conversion Equipment								
Hot Water Boiler	100%			2036	* *	1	\$8,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ground Level Boiler Room And Basement</i>								
<i>Explanation : (2) #2 Oil Burning Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2039	* *	4	\$800	B
Terminal Devices								
Convactor/Radiator	100%			2028	* *	1	\$5,400	B
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		B
Conversion Equipment								
Window/Wall Unit	60%			2018	\$19,400	1		B
No Component	40%							D
Ventilation								
Exhaust Fans								
Not Accessible	100%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2023	\$47,000	1		B
HW Heat Exchanger								
Low Temp	100%			2049	* *	4	\$2,500	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ground Level And Basement Boiler Rooms</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ground Floor And Basement Boiler Rooms</i>								
<i>Explanation : Domestic Hot Water Tanks With Hot Water Coil</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Submersible	100%			2016	\$6,300	4	\$2,500	B
Fixtures								
Not Accessible	100%							D

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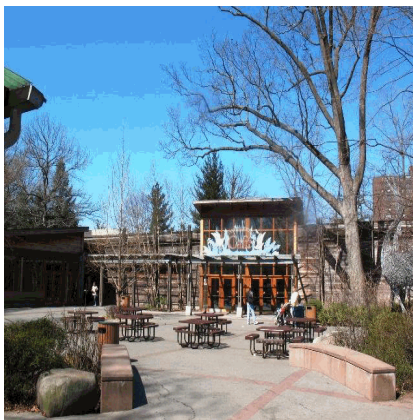
Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$36,700	
Interior Architecture			\$56,300
Total		\$36,700	\$56,300
Priority A		\$36,700	
Priority C			\$56,300
Total		\$36,700	\$56,300

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$20,300		\$1,800	\$14,100
Interior Architecture	\$16,000		\$2,800	\$600
Electrical	\$2,600	\$2,900	\$15,700	\$2,500
Mechanical	\$1,400	\$1,400	\$2,500	\$1,400
Total	\$40,300	\$4,400	\$22,700	\$18,700
Priority A	\$20,300		\$1,800	\$14,100
Priority B	\$7,800	\$4,400	\$18,200	\$3,900
Priority C	\$12,100		\$2,800	\$600
Total	\$40,300	\$4,400	\$22,700	\$18,700



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 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 Code
Exterior								
Exterior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$2,900	A
Glazed Ceramic Panel	5%			LIFE	**	5	\$4,400	A
Masonry: Fieldstone	20%			LIFE	**	5	\$2,800	A
Metal Sect. OHD	5%			2036	**	5	\$2,900	A
Window Wall	5%			2043	**	5	\$3,500	A
Wood	40%			2036	**	5	\$37,700	A
Windows								
Wood	100%			2039	**	5	\$28,200	A
Roof								
Single Ply Membrane	100%			2028	**	10	\$36,700	A
Interior								
Floors								
Carpet	5%			2022	\$13,400	3	\$2,200	C
Cast in Place Concrete	5%			LIFE	**	5	\$2,400	C
Quarry Tile	70%			2036	**	5	\$23,200	C
Traffic Topping	20%			2028	**	5	\$5,500	C
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$200	C
Fabric on Framing	5%			2024	\$56,300	5	\$200	C
Fiberglass Panel	30%			LIFE	**			C
Gypsum Board	55%			LIFE	**	5	\$2,600	C
SGFT/Glazed Masonry	5%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	35%			2036	**	5	\$7,700	B
	Water Penetration, Extent : Light, Area Affected : 5% Location : Kitchen In Front Of Refrigerator Unit							
Exposed Struc: Steel	5%			LIFE	**			B
Gypsum Board	60%			LIFE	**	5	\$16,600	B

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

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations 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 Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2043	* *	5	\$100	B
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : One 1600 Amps Main Disconnect Switch					
	Transformers								
	Dry Type	100%			2036	* *	5	\$100	B
				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	B
	Raceway								
	Conduit	100%			2043	* *	1		B
	Panelboards								
	Fused Disc Sw	5%			2039	* *	5		B
	Molded Case Bkrs	95%			2039	* *	5	\$400	B
	Wiring								
	Thermoplastic	100%			2043	* *	1		B
	Motor Controllers								
	Locally Mounted	100%			2036	* *	5	\$100	B
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	B
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2036	* *	1	\$4,900	B
	Generators								
	Diesel	100%			2032	* *	1	\$6,200	B
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Outside					
				Explanation : One 53.6 Kw					
	Batteries								
	Lead/Acid	100%			2017	\$600	5	\$600	B
	Fuel Storage								
	Main Tank	100%			2051	* *	5	\$400	B
				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 Code
Lighting								
Interior Lighting Fluorescent	70%			2028	* *	10	\$9,500	B
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : T-12 Lamps							
Fluorescent	30%			2028	* *	10	\$4,100	B
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : Compact Flourescent Lamps							
Egress Lighting Emergency, Service	50%			2028	* *	1		B
Exit, Service	50%			2028	* *	1		B
Exterior Lighting HID	100%			2028	* *	10		B
Alarm								
Fire/Smoke Detection Generic	100%			2028	* *	1-3	\$10,200	B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source Natural Gas	100%			2043	* *	1		B
Conversion Equipment Furnace	100%			2028	* *	1	\$7,300	B
	Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 10 Roof Top Package Units							
Air Conditioning								
Energy Source Electricity	100%			2039	* *	1		B
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2028	* *	2	\$900	B
	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	B
Exhaust Fans Roof	100%			2028	* *	2	\$500	B
Plumbing								
H/C Water Piping Brass/Copper	100%			2043	* *	1		B

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations 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 Code
Plumbing									
	Water Heater								
	Gas Fired	100%			2021	\$3,300	2	\$200	B
		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		B
	Backflow Preventer								
	Generic	100%			2028	* *	1	\$900	B
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Sprinkler								
	Generic	100%			2043	* *	1-2	\$4,100	B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Electrical		\$66,500
Total		\$66,500
Priority B		\$66,500
Total		\$66,500

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$9,000		\$10,600	
Interior Architecture	\$2,600		\$1,400	\$54,000
Electrical	\$100		\$300	
Mechanical	\$500	\$400	\$800	\$1,300
Total	\$12,200	\$400	\$13,000	\$55,300
Priority A	\$9,000		\$10,600	
Priority B	\$600	\$400	\$2,500	\$1,300
Priority C	\$2,600			\$54,000
Total	\$12,200	\$400	\$13,000	\$55,300



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 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 Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$2,200	A
Cast Stone/Terra Cotta	5%	Now	\$3,700	LIFE	**	5	\$3,400	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Window At South Facade</i>								
Masonry: Brick	80%			LIFE	**	5	\$6,900	A
Masonry: Limestone	10%	Now	\$4,900	LIFE	**	5	\$700	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade Over Windows</i>								
Windows								
Aluminum	100%			2031	**	5	\$800	A
Parapets								
Cast Stone/Terra Cotta	100%			LIFE	**	5	\$12,400	A
Roof								
Copper/Terne	95%			2038	**	10	\$10,600	A
Sloped Glazing	5%			LIFE	**	5	\$3,000	A
Interior								
Floors								
Carpet	70%			2019	\$51,900	3	\$7,800	C
Cast in Place Concrete	10%			LIFE	**	5	\$1,200	C
Ceramic Tile	5%			2026	**	5	\$300	C
Marble Panels	5%			LIFE	**	5	\$200	C
Vinyl Tile	10%	Now	\$500	2023	\$4,900	3	\$200	C
<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	C
Gypsum Board	40%			LIFE	**	5	\$600	C
Masonry: Brick	10%			LIFE	**			C
Marble Panels	5%			LIFE	**			C
Plaster	25%			LIFE	**	5	\$200	C
Wood	10%			LIFE	**	5	\$900	C
Ceilings								
AcousTileSusp.Lay-In	50%			2028	**	5	\$2,800	B
Exposed Concrete	10%			LIFE	**	5	\$100	B
Gypsum Board	25%			LIFE	**	5	\$1,700	B
Plaster	15%			LIFE	**	5	\$500	B

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

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 Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2023	\$3,400	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2023	\$66,500	5	\$400	B
Raceway								
Conduit	70%			2023	\$14,900	1		B
Conduit	20%			2033	* *	1		B
Conduit	10%			2049	* *	1		B
Panelboards								
Fused Disc Sw	10%			2022	\$2,500	5		B
Molded Case Bkrs	70%			2031	* *	5	\$300	B
Molded Case Bkrs	20%			2045	* *	5	\$100	B
Wiring								
Thermoplastic	20%			2049	* *	1		B
Thermoplastic	80%			2033	* *	1		B
Motor Controllers								
Locally Mounted	100%			2028	* *	5	\$100	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	95%			2023	\$16,300	10	\$3,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	5%			2023	\$900	2		B
Egress Lighting								
Emergency, Battery	50%			2023	\$700	10	\$500	B
Exit, Service	50%			2023	\$300	1		B
Exterior Lighting								
HID	60%			2023	\$3,700	10		B
Incandescent	40%			2023	\$3,000	2		B

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

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 Code
Heating								
Energy Source								
HTHW/HW	50%			2033	* *	1		B
	<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		B
Conversion Equipment								
Heat Exchanger	50%			2032	* *	1	\$900	B
Hot Water Boiler	50%			2028	* *	1	\$900	B
Distribution								
Hot Wtr Piping/Pump	100%			2039	* *	4	\$200	B
Terminal Devices								
Convactor/Radiator	90%			2028	* *	1	\$1,100	B
Fan Coil Unit/Heat	10%			2023	\$5,800	1	\$100	B
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	50%			2021	\$25,000	2	\$100	B
Reciprocating	20%			2028	* *	1	\$400	B
Compr/Chiller								
Window/Wall Unit	15%			2021	\$1,200	1		B
No Component	15%							D
Distribution								
Chilled Wtr Pipe/Pump	20%			2043	* *	4		B
No Component	80%							D
Terminal Devices								
Direct Expansion	20%			2028	* *	1		B
No Component	80%							D
Heat Rejection								
Air Condenser Unit	20%			2028	* *	2	\$500	B
No Component	80%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,100	B
Exhaust Fans								
Interior	100%			2028	* *	2	\$100	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		B
Water Heater								
Gas Fired	100%			2021	\$900	2	\$100	B
HW Heat Exchanger								
HTHW/HW	100%			2043	* *			B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 1 Unit</i>							

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

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX 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 Code
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2023	\$11,500	4	\$1,600	B
	Fixtures								
	Generic	100%							B

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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**Total**

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$55,600		\$9,200	
Interior Architecture	\$1,500	\$100	\$1,700	\$42,300
Electrical	\$1,000	\$700	\$1,100	\$1,000
Mechanical	\$800	\$700	\$600	\$700
Total	\$58,900	\$1,400	\$12,500	\$43,900
Priority A	\$55,600		\$9,200	
Priority B	\$1,800	\$1,300	\$3,400	\$1,700
Priority C	\$1,500	\$100		\$42,300
Total	\$58,900	\$1,400	\$12,500	\$43,900



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 Estimates are rounded to the nearest hundred dollars.

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	20%	Now	\$6,000	LIFE	**	5	\$1,000	A
	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	A
Masonry: Limestone	5%	Now	\$8,100	LIFE	**	5	\$200	A
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
	Location : Above Vents Throughout							
Masonry: Limestone	10%			LIFE	**	5	\$400	A
Windows								
Metal Clad	50%	Now	\$11,700	2048	**	5	\$700	A
	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	A
Parapets								
Masonry: Limestone	100%	Now	\$28,800	LIFE	**	5	\$2,200	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Cornice							
Roof								
Built-Up (BUR)	25%			2023	\$5,800	10	\$1,200	A
Copper/Terne	75%			2038	**	10	\$9,200	A
Interior								
Floors								
Carpet	75%			2019	\$40,700	3	\$6,100	C
Cast in Place Concrete	5%			LIFE	**	5	\$400	C
Vinyl Tile	20%			2023	\$7,200	3	\$300	C
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$100	C
Gypsum Board	60%			LIFE	**	5	\$600	C
Masonry: Brick	5%			LIFE	**			C
Plaster	25%			LIFE	**	5	\$100	C
Ceilings								
AcousTileSusp.Lay-In	85%			2028	**	5	\$3,500	B
Plaster	15%			LIFE	**	5	\$400	B

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations 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 Code
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	3	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2036	* *	3	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 225 Kva, 4160hv-208/120lv</i>								
Feeders								
Cable	100%			2039	* *	1		B
Raceway								
Conduit	100%			2043	* *	1		B
Under 600 Volts								
Transformers								
Dry Type	100%			2036	* *	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 30 Kva 208v Primary - 480/277v Secondary</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	\$100	B
Raceway								
Conduit	50%			2033	* *	1		B
Conduit	50%			2043	* *	1		B
Panelboards								
Fused Disc Sw	10%			2031	* *	5		B
Molded Case Bkrs	50%			2039	* *	5	\$200	B
Molded Case Bkrs	40%			2031	* *	5	\$100	B
Wiring								
Thermoplastic	50%			2043	* *	1		B
Thermoplastic	50%			2033	* *	1		B
Motor Controllers								
Locally Mounted	70%			2036	* *	5	\$100	B
Locally Mounted	30%			2028	* *	5		B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	B
Lighting								
Interior Lighting								
Fluorescent	48%			2023	\$6,000	10	\$1,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement & Some 1st Floor</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	50%			2031	* *	10	\$1,300	B
Incandescent	2%			2023	\$300	2		B

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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 Code
Lighting								
Egress Lighting								
Emergency, Battery	50%			2028	* *	10	\$300	B
Exit, Service	50%			2028	* *	1		B
Exterior Lighting								
HID	100%			2023	\$4,500	10		B
Alarm								
Fire/Smoke Detection								
Generic	100%			2028	* *	1-3	\$7,500	B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
HTHW/HW	50%			2033	* *	1		B
<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		B
Conversion Equipment								
Heat Exchanger	50%			2032	* *	1	\$700	B
<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	B
<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	B
Terminal Devices								
Air Handler	50%			2023	\$7,700	1	\$900	B
Convactor/Radiator	50%			2028	* *	1	\$400	B
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	70%			2023	\$6,800	1	\$900	B
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : 4 Units</i>								
No Component	30%							D
Distribution								
Chilled Wtr Pipe/Pump	70%			2033	* *	4	\$100	B
No Component	30%							D

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
Terminal Devices									
	Direct Expansion	70%	Now	\$400	2023	\$4,300	1		B
Leak Evident, Extent : Moderate, Area Affected : 10%									
Location : The Drip Pan, 1st Floor									
	No Component	30%							D
Heat Rejection									
	Air Condenser Unit	70%			2023	\$2,800	2	\$1,300	B
	No Component	30%							D
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$1,500	B
Exhaust Fans									
	Interior	100%			2028	* *	2	\$100	B
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2033	* *	1		B
Water Heater									
	Gas Fired	100%			2021	\$700	2		B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 2 Units									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		B
Fixtures									
	Generic	100%							B

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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 : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$57,400	
Electrical		\$63,100	
Total		\$120,400	
Priority A		\$57,400	
Priority B		\$63,100	
Total		\$120,400	

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$19,700		\$1,100	
Interior Architecture	\$30,900		\$1,300	\$500
Electrical	\$4,300	\$400	\$26,800	\$400
Mechanical	\$10,800	\$600	\$28,000	\$600
Total	\$65,600	\$1,000	\$57,100	\$1,500
Priority A	\$19,700		\$1,100	
Priority B	\$15,700	\$1,000	\$54,800	\$1,000
Priority C	\$30,200		\$1,300	\$500
Total	\$65,600	\$1,000	\$57,100	\$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.

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

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)		Code
Exterior									
	Exterior Walls								
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,300	A
	Masonry: Brick	85%			LIFE	**	5	\$2,800	A
	Masonry: Limestone	5%	Now	\$3,800	LIFE	**	5	\$100	A
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Wood	5%	Now	\$2,400	2028	**	5	\$400	A
		Split/Cracked, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Windows									
	Aluminum	90%			2031	**	5	\$2,300	A
	Wood	10%	Now	\$6,700	2048	**	5	\$1,300	A
		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	\$5,700	2019	\$57,400	5	\$2,800	A
		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	A
Interior									
	Floors								
	Ceramic Tile	5%			2026	**	5	\$300	C
	Quarry Tile	30%			2028	**	5	\$2,600	C
	Vinyl Tile	65%	0-2	\$29,900	2033	**	3	\$1,400	C
		Worn/Eroded, Extent : Moderate, Area Affected : 45%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	5%			2026	**	5	\$300	C
	Gypsum Board	20%			LIFE	**	5	\$600	C
	Plaster	35%			LIFE	**	5	\$600	C
	Plywood/Hardboard	40%			LIFE	**			C
Ceilings									
	AcousTileConcealSpLn	10%	Now	\$700	2036	**	5	\$300	B
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Classroom							
	Gypsum Board	60%			LIFE	**	5	\$3,300	B
	Plaster	30%			LIFE	**	5	\$800	B

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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 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 Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2023	\$1,600	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : One 125 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2021	\$14,200	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 30 Kva, 480hv-208/120lv</i>								
Raceway								
Conduit	100%			2023	\$6,000	1		B
Panelboards								
Fused Disc Sw	10%			2022	\$1,100	5		B
Molded Case Bkrs	90%			2022	\$10,300	5	\$200	B
Wiring								
Braided Cloth	70%	2-4	\$3,900	2048	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2023	\$1,700	1		B
Motor Controllers								
Locally Mounted	100%			2021	\$5,300	5		B
Lighting								
Interior Lighting								
Fluorescent	95%			2018	\$17,900	10	\$3,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	5%			2018	\$900	2		B
Egress Lighting								
Emergency, Battery	50%			2018	\$700	10	\$500	B
Exit, Service	50%			2018	\$300	1		B
Exterior Lighting								
HID	50%			2018	\$1,100	10		B
Incandescent	50%			2018	\$1,600	2		B
Alarm								
Fire/Smoke Detection								
Generic	100%			2018	\$63,100	1-3	\$4,000	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2033	* *	1		B

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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 Code
Heating								
Conversion Equipment								
Hot Water Boiler	100%			2028	* *	1	\$1,900	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2031	* *	4	\$200	B
Terminal Devices								
Air Handler	100%			2018	\$19,500	1	\$2,400	B
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		B
Conversion Equipment								
Int Pkg Unit -	20%			2021	\$14,400	2		B
Heating/Cooling								
Window/Wall Unit	50%			2018	\$3,700	1		B
No Component	30%							D
Heat Rejection								
Air Condenser Unit	20%			2023	\$1,000	2	\$500	B
No Component	80%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,100	B
Exhaust Fans								
Interior	100%			2018	\$4,000	2	\$100	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		B
Water Heater								
Gas Fired	100%			2021	\$800	2	\$100	B
Sanitary Piping								
Cast Iron	100%	Now	\$3,100	LIFE	* *	1		B
		<i>Corroded, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Throughout</i>						
Sump Pump(s)								
Submersible	100%			2016	\$6,300	4	\$2,500	B
Fixtures								
Generic	100%							B

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Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$205,000	\$61,500
Electrical		\$154,300
Mechanical	\$83,300	\$46,100
Total	\$288,400	\$261,900
Priority A	\$205,000	\$61,500
Priority B	\$83,300	\$200,400
Total	\$288,400	\$261,900

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$4,200		\$3,100	
Interior Architecture	\$4,400	\$100	\$6,500	\$122,500
Electrical	\$4,300	\$2,100	\$2,300	\$1,800
Mechanical	\$14,600	\$1,700	\$35,600	\$1,700
Total	\$27,600	\$3,900	\$47,600	\$126,000
Priority A	\$4,200		\$3,100	
Priority B	\$18,900	\$3,700	\$38,600	\$3,500
Priority C	\$4,400	\$100	\$5,800	\$122,500
Total	\$27,600	\$3,900	\$47,600	\$126,000



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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 Code	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$5,200	A	
Masonry: Brick	3%	Now	\$1,600	LIFE	**	5	\$1,000	A	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%									
Location : Electrical Room Entrance									
Masonry: Granite	5%			LIFE	**	5	\$1,300	A	
Masonry: Limestone	85%	Now	\$71,700	LIFE	**	5	\$21,300	A	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : North Facade									
Window Wall	5%			2033	**	5	\$6,300	A	
Windows									
Wood	100%			2031	**	5	\$5,200	A	
Parapets									
Masonry: Limestone	100%	Now	\$38,800	LIFE	**	5	\$6,000	A	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Cornice									
Roof									
Copper/Terne	80%			2051	**	10	\$61,500	A	
Skylight, Metal/Glass	20%	Now	\$94,500	2033	**			A	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Interior									
Floors									
Carpet	40%			2019	\$118,100	3	\$17,800	C	
Cast in Place Concrete	20%			LIFE	**	5	\$9,700	C	
Quarry Tile	35%			2028	**	5	\$11,700	C	
Vinyl Tile	5%			2023	\$9,800	3	\$400	C	
Interior Walls									
Cast Stone/Terra Cotta	35%			LIFE	**			C	
Masonry: Brick	45%			LIFE	**			C	
Efflorescence, Extent : Moderate, Area Affected : 10%									
Location : Rhino Exhibit									
Masonry: Limestone	10%			LIFE	**			C	
Metal Panel	5%			LIFE	**			C	
Wood	5%			LIFE	**	5	\$6,100	C	
Ceilings									
AcousTileConcealSpLn	5%			2028	**	5	\$1,400	B	
Masonry: Infill Arch	95%			LIFE	**			B	

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

Over 600 Volts

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Estimates are rounded to the nearest hundred dollars.

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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 Code
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	**	3		B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 600 Amps Main Disconnect Switch								
Transformers								
Dry Type	100%			2028	**	3	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 300 Kva, 4160 Hv - 480/277 Lv								
Feeders								
Cable	100%			2031	**	1		B
Raceway								
Conduit	100%			2033	**	1		B
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	**	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 200 Amps Main Disconnect Switch								
Transformers								
Dry Type	100%			2028	**	5	\$100	B
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	B
Raceway								
Conduit	100%			2033	**	1		B
Panelboards								
Fused Disc Sw	5%			2031	**	5		B
Molded Case Bkrs	95%			2031	**	5	\$400	B
Wiring								
Thermoplastic	100%			2033	**	1		B
Motor Controllers								
Locally Mounted	100%			2028	**	5	\$100	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	**	1	\$4,400	B
Generators								
Diesel	100%			2026	**	1	\$5,600	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 125 Kw								
Batteries								
Nickel Cadmium	100%			2016	\$700	5	\$3,200	B

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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 Code
Stand-by Power								
Fuel Storage								
Main Tank	100%			2038	* *	5	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 280 Gals</i>								
Lighting								
Interior Lighting								
Fluorescent	75%			2023	\$22,600	10	\$10,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	25%			2023	\$7,500	2	\$100	B
Egress Lighting								
Exit, Service	100%			2023	\$2,200	1		B
Exterior Lighting								
HID	100%			2023	\$800	10		B
Alarm								
Fire/Smoke Detection								
Generic	100%			2023	\$154,300	1-3	\$8,800	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
HTHW/HW	50%			2033	* *	1		B
<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		B
Conversion Equipment								
Heat Exchanger	50%			2026	* *	1	\$3,700	B
Hot Water Boiler	50%			2028	* *	1	\$3,700	B
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$7,800	2031	* *	4	\$700	B
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Air Handler	100%			2018	\$83,300	1	\$9,200	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,300	B

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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 Code
Ventilation								
Exhaust Fans								
Interior	100%			2018	\$20,400	2	\$500	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	0-2	\$4,600	2021	\$46,100	1		B
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
HW Heat Exchanger								
Low Temp	100%	0-2	\$500	2023	\$4,800	4	\$1,500	B
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2018	\$11,500	4	\$1,600	B
Backflow Preventer								
Not Accessible	100%							D
Fixtures								
Generic	100%							B

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Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture			\$90,300
Interior Architecture			\$97,100
Total			\$187,400
Priority	A		\$90,300
Priority	B		\$97,100
Total			\$187,400

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$25,700		\$2,000	
Interior Architecture	\$14,800			
Electrical		\$100	\$900	
Mechanical	\$800	\$900	\$1,800	\$1,000
Total	\$41,400	\$1,000	\$4,700	\$1,000
Priority	A		\$2,000	
Priority	B	\$1,000	\$2,700	\$1,000
Priority	C	\$14,800		
Total	\$41,400	\$1,000	\$4,700	\$1,000



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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO GIRAFFE BUILDING
Asset # : 2333

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Concrete Masonry Unit	95%			LIFE	**	5	\$11,100	A	
Metal Panel	5%			2033	**	5-10	\$6,400	A	
Windows									
Aluminum	100%	0-2	\$4,700	2039	**	5	\$100	A	
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	A	
Metal Panel	5%			2033	**	5	\$500	A	
Roof									
Modified Bitumen	95%	Now	\$9,000	2023	\$90,300			A	
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	\$12,100	2043	**			A	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Interior									
Floors									
Cast in Place Concrete	35%			LIFE	**	5	\$9,500	C	
Panel/Paver: Cer/Brk	35%	0-2	\$9,700	2031	**	5	\$4,900	C	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout Public Space									
Quarry Tile	15%	0-2	\$5,100	2028	**	5	\$1,400	C	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout Public Space									
Steel Grating	15%			2033	**	1		C	
Interior Walls									
Concrete Masonry Unit	80%			LIFE	**	5	\$5,500	C	
Plaster	20%			LIFE	**	5	\$1,000	C	
Ceilings									
Fiber Board	75%			2023	\$97,100			B	
Plaster	20%			LIFE	**	5	\$1,600	B	
Wood	5%			LIFE	**	5	\$5,400	B	

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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.

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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 Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2023	\$1,000	5		B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 100 Amps Main Disconnect Switch							
	Transformers								
	Dry Type	100%			2036	* *	5		B
		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	\$20,200	5	\$200	B
	Raceway								
	Conduit	100%			2023	\$22,000	1		B
	Panelboards								
	Fused Disc Sw	5%			2022	\$600	5		B
	Molded Case Bkrs	95%			2022	\$10,900	5	\$200	B
	Wiring								
	Thermoplastic	100%			2023	\$15,400	1		B
	Motor Controllers								
	Locally Mounted	100%			2021	\$4,300	5	\$100	B
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	B
Lighting									
	Interior Lighting								
	Fluorescent	90%			2023	\$13,800	10	\$6,900	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	10%			2028	* *	10	\$800	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Wild Dog Exhibit							
		Explanation : T-5 Lamps							
	Egress Lighting								
	Emergency, Battery	50%			2023	\$1,400	10	\$1,000	B
	Exit, Service	50%			2023	\$600	1		B
	Exterior Lighting								
	HID	100%			2023	\$400	10		B
Mechanical									
		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

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

Heating

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
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 Code
Heating									
	Energy Source								
	Natural Gas	10%			2043	* *	1		B
	Interruptible Gas/Dual Fuel	90%			2043	* *	1		B
	Conversion Equipment								
	Furnace	10%			2028	* *	1	\$400	B
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Wild Dog Area, 1st Floor							
		Explanation : 1 Unit							
	Hot Water Boiler	90%			2021	\$16,000	1	\$3,700	B
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	90%			2031	* *	4	\$400	B
	No Component	10%							D
	Terminal Devices								
	Air Handler	60%			2023	\$25,500	1	\$3,100	B
	Convactor/Radiator	10%			2028	* *	1	\$300	B
	Fan Coil Unit/Heat	20%			2023	\$23,600	1	\$500	B
	No Component	10%							D
Air Conditioning									
	Energy Source								
	Electricity	100%			2031	* *	1		B
	Conversion Equipment								
	Window/Wall Unit	2%			2018	\$300	1		B
	No Component	98%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,600	B
	Exhaust Fans								
	Interior	70%			2023	\$7,300	2	\$200	B
	Roof	30%			2023	\$1,900	2	\$100	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	* *	1		B
	Water Heater								
	Electric	100%			2022	\$1,200	4		B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Electrical	\$50,500	
Total	\$50,500	
Priority B	\$50,500	
Total	\$50,500	

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$78,300		\$700	
Interior Architecture	\$11,700			\$16,900
Electrical	\$3,000	\$100	\$300	
Mechanical	\$2,500	\$200	\$6,200	\$300
Total	\$95,500	\$300	\$7,100	\$17,200
Priority A	\$78,300		\$700	
Priority B	\$9,800	\$300	\$6,500	\$300
Priority C	\$7,400			\$16,900
Total	\$95,500	\$300	\$7,100	\$17,200



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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 Code
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$27,800	LIFE	**	5	\$2,600	A
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	\$33,400	LIFE	**	5	\$3,900	A
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	A
Wood	5%	Now	\$3,900	2036	**	5	\$700	A
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	A
Wood	65%	Now	\$8,100	2048	**	5	\$1,500	A
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	A
Masonry: Brick	95%	0-2	\$5,000	LIFE	**	5	\$900	A
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Roof								
Skylight, Plastic	3%			2028	**	1		A
Not Accessible	97%							D

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 Code
Interior								
Floors								
Carpet	40%			2019	\$16,200	3	\$2,700	C
Cast in Place Concrete	40%			LIFE	**	5	\$2,900	C
Ceramic Tile	10%	0-2	\$6,100	2038	**	5	\$200	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 25%</i>								
<i>Location : First Floor</i>								
Vinyl Tile	10%	0-2	\$500	2028	**	3	\$100	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Second Floor</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			C
Concrete Masonry Unit	20%			LIFE	**	5	\$100	C
Gypsum Board	35%			LIFE	**	5	\$300	C
Masonry: Brick	40%			LIFE	**			C
Ceilings								
Exposed Concrete	30%			LIFE	**	5	\$200	B
Exposed Concrete	5%	Now	\$2,000	LIFE	**	5		B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Beam Over Second Floor Exit</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor Offices</i>								
Gypsum Board	15%			LIFE	**	5	\$600	B
Gypsum Board	10%	Now	\$600	LIFE	**	5	\$400	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2002 Addition</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2002 Addition</i>								
Plaster	40%	0-2	\$1,700	LIFE	**	5	\$800	B
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Along Perimeter Of Second Floor</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 Code

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 Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	35%			2023	\$600	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch</i>								
Fused Disc Sw	35%			2023	\$600	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Amps Main Disconnect Switch</i>								
Fused Disc Sw	30%			2043	**	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	\$50,500	2053	**	5		B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	80%			2023	\$7,800	1		B
Conduit	20%			2033	**	1		B
Panelboards								
Fused Disc Sw	10%			2031	**	5		B
Molded Case Bkrs	50%			2022	\$5,700	5	\$100	B
Molded Case Bkrs	40%			2031	**	5	\$100	B
Wiring								
Braided Cloth	30%	2-4	\$2,900	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	45%			2023	\$4,300	1		B
Thermoplastic	20%			2033	**	1		B
Thermoplastic	5%			2043	**	1		B
Motor Controllers								
Locally Mounted	100%			2021	\$8,100	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	B
Lighting								
Interior Lighting								
Fluorescent	90%			2023	\$8,400	10	\$1,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	10%			2023	\$900	2		B

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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 Code
Lighting								
Egress Lighting								
Emergency, Battery	50%			2028	**	10	\$300	B
Exit, Service	50%			2028	**	1		B
Exterior Lighting								
HID	50%			2023	\$1,700	10		B
Incandescent	50%			2023	\$2,000	2		B
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2033	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2021	\$4,800	1	\$1,100	B
<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	B
Terminal Devices								
Convactor/Radiator	100%			2028	**	1	\$700	B
Air Conditioning								
Energy Source								
Electricity	100%			2031	**	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	40%			2018	\$3,900	2	\$100	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	30%			2018	\$1,300	1		B
No Component	30%							D
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$500	B
No Component	60%							D
Exhaust Fans								
Roof	40%			2018	\$700	2		B
Wall Unit	20%			2023	\$600	2		B
No Component	40%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	**	1		B
Water Heater								
Gas Fired	100%			2021	\$500	2		B

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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 Code
Plumbing									
	Sanitary Piping								
	Cast Iron	100%	0-2	\$2,300	LIFE	* *	1		B
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : Basement							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Sprinkler								
	No Component	95%							D
	Generic	5%			2033	* *	1-2		B

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Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$51,600	\$62,300
Interior Architecture		\$83,300
Electrical		\$62,700
Mechanical		\$127,500
Total	\$51,600	\$335,700
Priority A	\$51,600	\$62,300
Priority B		\$273,500
Total	\$51,600	\$335,700

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$41,700		\$8,000	
Interior Architecture	\$5,400	\$200	\$3,900	\$119,900
Electrical	\$6,600	\$2,500	\$2,500	\$2,700
Mechanical	\$11,600	\$7,100	\$5,500	\$7,300
Total	\$65,300	\$9,800	\$19,800	\$129,900
Priority A	\$41,700		\$8,000	
Priority B	\$18,200	\$9,700	\$9,300	\$10,000
Priority C	\$5,400	\$200	\$2,600	\$119,900
Total	\$65,300	\$9,800	\$19,800	\$129,900



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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 Code	
Exterior									
Exterior Walls									
Cast in Place Concrete	5%			LIFE	**	5	\$5,600	A	
Masonry: Brick	80%	2-4	\$51,600	LIFE	**	5	\$18,000	A	
Horizontal Cracks, Extent : Light, Area Affected : 15%									
Location : East Facade									
Misaligned/Bulging, Extent : Light, Area Affected : 5%									
Location : East Facade									
Vegetation Growth, Extent : Moderate, Area Affected : 30%									
Location : East Facade									
Metal Panel	10%			2033	**	5-10	\$15,500	A	
Window Wall	5%			2033	**	5	\$4,200	A	
Windows									
Metal Louvers	100%			2026	**	10	\$12,800	A	
Parapets									
Masonry: Brick	10%	Now	\$1,400	LIFE	**	5	\$100	A	
Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Rusting Masonry Supt, Extent : Light, Area Affected : 5%									
Location : Throughout									
Metal Panel	2%			2033	**	5	\$100	A	
No Component	88%							D	
Roof									
Metal Panel	15%			2028	**	10	\$1,600	A	
Sloped Glazing	80%	Now	\$25,900	LIFE	**	5	\$62,300	A	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Over Exhibition Space									
Traffic Topping	5%	Now	\$1,700	2033	**			A	
Ponding, Extent : Moderate, Area Affected : 10%									
Location : Over Kitchen									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Over Kitchen									
Interior									
Floors									
Carpet	35%			2019	\$115,200	3	\$19,000	C	
Cast in Place Concrete	45%			LIFE	**	5	\$26,800	C	
Ceramic Tile	5%			2026	**	5	\$1,400	C	
Vinyl Tile	5%			2023	\$11,000	3	\$500	C	
Wood	10%			2038	**	5	\$5,100	C	
Interior Walls									
Cast in Place Concrete	30%			LIFE	**			C	
Concrete Masonry Unit	40%			LIFE	**	5	\$6,700	C	
Glass: Special Gauge	10%			LIFE	**	1		C	
Plaster	20%			LIFE	**	5	\$2,500	C	

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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 Code

Interior

Ceilings

AcousTileSusp.Lay-In	10%			2028	**	5	\$2,700	B
Exposed Concrete	20%			LIFE	**	5	\$900	B
Exposed Struc: Wood	35%			LIFE	**			B
Wood	35%			LIFE	**	5	\$83,300	B

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

Over 600 Volts

Service Equipment

Fused Disc Sw	100%			2023	\$34,100	3	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Ratings Not Available</i>								

Transformers

Liquid Filled	100%			2021	\$34,000	3	\$200	B
<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	\$1,000	1		B
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Raceway

Conduit	100%			2023	\$3,600	1		B
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Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2033	**	5	\$100	B
<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	\$14,200	5	\$100	B
<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	B
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Raceway

Conduit	50%			2023	\$4,900	1		B
Conduit	50%			2033	**	1		B

Panelboards

Fused Disc Sw	5%			2031	**	5		B
Fused Disc Sw	10%			2022	\$2,300	5		B
Molded Case Bkrs	55%			2022	\$12,600	5	\$300	B
Molded Case Bkrs	30%			2031	**	5	\$100	B

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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 Code
Under 600 Volts									
Wiring									
	Thermoplastic	30%			2033	* *	1		B
	Thermoplastic	70%			2023	\$6,300	1		B
Motor Controllers									
	Locally Mounted	30%			2028	* *	5		B
	Motor Control Center	70%			2021	\$7,400	5	\$400	B
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$300	B
Stand-by Power									
Transfer Switches									
	Automatic	100%			2028	* *	1	\$5,700	B
Generators									
	Diesel	100%			2026	* *	1	\$7,100	B
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Explanation : One 235 Kw								
Batteries									
	Nickel Cadmium	100%			2016	\$600	5	\$4,100	B
Fuel Storage									
	Day Tank	50%			2031	* *	5	\$1,700	B
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Generator Room								
	Explanation : One 25 Gals								
	Main Tank	50%			2051	* *	5	\$300	B
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Outside								
	Explanation : One 5000 Gals								
Lighting									
Interior Lighting									
	Fluorescent	30%			2023	\$26,900	10	\$5,000	B
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-12 Lamps								
	Incandescent	70%			2023	\$62,700	2	\$300	B
Egress Lighting									
	Emergency, Service	40%			2023	\$1,000	1		B
	Emergency, Battery	10%			2023	\$600	10	\$400	B
	Exit, Service	50%			2023	\$1,300	1		B
Exterior Lighting									
	HID	70%			2023	\$4,500	10		B
	Incandescent	30%			2023	\$2,700	2		B
Alarm									
Fire/Smoke Detection									
	Generic	100%			2028	* *	1-3	\$11,700	B

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2028	**	1	\$9,000	B
Distribution								
Hot Wtr Piping/Pump	100%			2031	**	4	\$900	B
Terminal Devices								
Air Handler	90%			2023	\$83,600	1	\$10,100	B
	On Extended Life, Extent : Moderate, Area Affected : 100% Location : Basement And Second Floor Fan Rooms							
Fan Coil Unit/Heat	10%			2023	\$25,800	1	\$600	B
	On Extended Life, Extent : Moderate, Area Affected : 100% Location : Hallway And Vestibule							
Air Conditioning								
Energy Source								
Steam/HW System	100%			2043	**	1		B
Conversion Equipment								
Absorption	50%			2032	**	1	\$9,800	B
Chiller/Steam/HW								
Ext Pkg Unit - Cooling	10%			2028	**	2	\$100	B
No Component	40%							D
Distribution								
Chilled Wtr Pipe/Pump	50%			2033	**	4	\$700	B
No Component	50%							D
Terminal Devices								
Air Handler/Cool/Ht	100%			2023	\$43,900	1	\$11,200	B
Heat Rejection								
Water Cool Tower	50%			2021	\$14,800	2	\$9,100	B
	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%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,100	B
Exhaust Fans								
Interior	90%			2023	\$20,400	2	\$500	B
	On Extended Life, Extent : Moderate, Area Affected : 100% Location : Basement							
Roof	10%			2023	\$1,400	2	\$100	B
	On Extended Life, Extent : Moderate, Area Affected : 100% Location : Kitchen Roof							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	**	1		B

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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 Code
Plumbing									
	HW Heat Exchanger								
	Low Temp	100%			2033	* *	4	\$2,700	B
	Sanitary Piping								
	Cast Iron	100%	Now	\$7,500	LIFE	* *	1		B
			Corroded, Extent : Severe, Area Affected : 20%						
			Location : Basement						
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2023	\$10,500	4	\$1,600	B
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Cogen Plant						
			Explanation : Units In Cogen Plant Serve Jungle World						
Fixtures									
	Generic	100%							B

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$219,200	\$152,300
Interior Architecture		\$259,800
Electrical		\$36,400
Total	\$219,200	\$448,500
Priority A	\$219,200	\$152,300
Priority B		\$227,900
Priority C		\$68,400
Total	\$219,200	\$448,500

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture				\$7,400
Interior Architecture	\$4,300	\$2,800	\$12,400	\$400
Electrical	\$6,400	\$5,500	\$11,300	\$7,200
Mechanical	\$18,700	\$15,500	\$15,900	\$13,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$33,200	\$27,800	\$43,500	\$32,300
Priority A				\$7,400
Priority B	\$29,000	\$25,000	\$31,200	\$24,600
Priority C	\$4,300	\$2,800	\$12,400	\$400
Total	\$33,200	\$27,800	\$43,500	\$32,300



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

Asset # : 1576

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior									
Exterior Walls									
	Masonry: Brick	70%			LIFE	**	5	\$65,800	A
	Masonry: Granite	10%			LIFE	**	5	\$7,100	A
	Masonry: Limestone	5%			LIFE	**	5	\$3,500	A
	Masonry: Limestone	15%			LIFE	**	5	\$10,600	A
Windows									
	Wood	100%			2039	**	5	\$14,800	A
Parapets									
	Masonry: Limestone	100%			LIFE	**	5	\$16,800	A
Roof									
	Copper/Terne	40%			2038	**	10	\$86,400	A
	Copper/Terne	40%			2051	**	10	\$86,400	A
	Skylight, Metal/Glass	20%	0-2	\$132,800	2043	**			A
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Above Lemur Exhibit									
Interior									
Floors									
	Cast in Place Concrete	50%			LIFE	**	5	\$68,400	C
	Ceramic Tile	5%			2032	**	5	\$3,100	C
	Marble Panels	10%			LIFE	**	5	\$4,700	C
	Quarry Tile	2%			2036	**	5	\$1,900	C
	Sheet Vinyl/Rubber	20%			2028	**	5	\$18,800	C
	Terrazzo	3%			LIFE	**	5	\$1,500	C
	Vinyl Tile	5%			2028	**	3	\$1,600	C
	Wood	5%			2051	**	5	\$5,900	C
Interior Walls									
	Cast in Place Concrete	10%			LIFE	**			C
	Ceramic Tile	3%			2032	**	5	\$2,600	C
	Concrete Masonry Unit	50%			LIFE	**	5	\$17,100	C
	Glass: Special Gauge	8%			LIFE	**	1		C
	Masonry: Brick	15%			LIFE	**			C
	Masonry: Limestone	2%			LIFE	**			C
	Operable Wall	2%			2043	**	5	\$6,000	C
	Plaster	8%			LIFE	**	5	\$2,100	C
	Wood	2%			LIFE	**	5	\$6,800	C
Ceilings									
	Exposed Concrete	45%			LIFE	**	5	\$4,400	B
	Exposed Struc: Steel	5%			LIFE	**			B
	Plaster	15%			LIFE	**	5	\$5,900	B
	Wood	35%			LIFE	**	5	\$191,500	B
Electrical									
		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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 Code
Over 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2049	**	3	\$200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 600 Amps Main Disconnect Switch							
Transformers								
Dry Type	100%			2040	**	3	\$300	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 750 Kva 4160 Hv - 480/277 Lv							
Feeders								
Cable	100%			2045	**	1		B
Raceway								
Conduit	100%			2049	**	1		B
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2049	**	5	\$100	B
	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	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Two 1000 Amps Main Disconnect Switch							
Transformers								
Dry Type	100%			2040	**	5	\$100	B
	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		B
Molded Case Bkrs	90%			2049	**	5	\$1,000	B
Raceway								
Conduit	100%			2049	**	1		B
Panelboards								
Fused Disc Sw	10%			2045	**	5	\$100	B
Molded Case Bkrs	90%			2045	**	5	\$1,000	B
Wiring								
Thermoplastic	100%			2049	**	1		B
Motor Controllers								
Locally Mounted	100%			2040	**	5	\$300	B
	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	B

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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 Code
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	\$12,400	B
Generators								
Diesel	100%			2036	* *	1	\$15,600	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : One 600 Kw								
Batteries								
Nickel Cadmium	100%			2018	\$700	5	\$9,000	B
Fuel Storage								
Main Tank	100%			2058	* *	5	\$1,200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : One 1500 Gals								
Lighting								
Interior Lighting								
Fluorescent	90%			2031	* *	10	\$34,500	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	5%			2031	* *	10	\$1,900	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Lobby Hallway								
Explanation : T-5 Lamps								
Incandescent	5%			2031	* *	2		B
Egress Lighting								
Emergency, Service	50%			2031	* *	1		B
Exit, LED	20%			2058	* *	1		B
Exit, Service	30%			2031	* *	1		B
Exterior Lighting								
HID	100%			2031	* *	10	\$100	B
Lightning Protection								
Arresters/Cabling								
Under Construction	100%							D
Alarm								
Security System								
No Component	70%							D
Generic	30%			2031	* *	1	\$4,500	B
Fire/Smoke Detection								
Generic	100%			2031	* *	1-3	\$25,600	B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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 Code
Heating								
Energy Source								
HTHW/HW	50%			2049	**	1		B
		Other Observation, Extent : Light, Area Affected : 50%						
		Location : From Co - Generation Plant						
		Explanation : Pre Heated Water For Back Up						
Natural Gas	50%			2049	**	1		B
Conversion Equipment								
Hot Water Boiler	50%			2040	**	1	\$10,300	B
		Other Observation, Extent : Light, Area Affected : 50%						
		Location : Basement Mech Room						
		Explanation : 1 Unit						
HTHW/HW Exchanger	50%			2036	**	2	\$1,300	B
Distribution								
Hot Wtr Piping/Pump	100%			2045	**	4	\$3,100	B
Terminal Devices								
Air Handler	90%			2031	**	1	\$23,300	B
Fan Coil Unit/Heat	10%			2031	**	1	\$1,400	B
Air Conditioning								
Energy Source								
District C.W.	100%			2049	**	1		B
		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	B
Distribution								
Chilled Wtr Pipe/Pump	100%			2049	**	4	\$3,100	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	**	1	\$25,800	B
Heat Rejection								
Geothermal	100%			2058	**	1		B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$23,300	B
Exhaust Fans								
Interior	100%			2031	**	2	\$1,300	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		B
HW Heat Exchanger								
HTHW/HW	100%			2049	**			B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2028	**	4	\$2,500	B

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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 Code
Plumbing									
	Pool Filter/Treatment								
	Sand	100%			2036	* *	4	\$15,500	B
	Backflow Preventer								
	Generic	100%			2028	* *	1	\$2,600	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B, 1, Mezz							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%			2049	* *	1-2	\$11,700	B
	Fire Pump								
	Generic	100%			2032	* *	1	\$7,800	B

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$63,700	
Total	\$63,700	
Priority A	\$63,700	
Total	\$63,700	

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$30,600		\$400	
Interior Architecture	\$1,000		\$800	\$13,700
Electrical	\$1,000	\$100	\$12,300	
Mechanical	\$400	\$400	\$2,100	\$500
Total	\$32,900	\$500	\$15,600	\$14,200
Priority A	\$30,600		\$400	
Priority B	\$1,600	\$500	\$15,100	\$500
Priority C	\$700		\$200	\$13,700
Total	\$32,900	\$500	\$15,600	\$14,200



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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 Code
Exterior								
Exterior Walls								
Alum/Vinyl Siding	60%	Now	\$63,700	2049	* *			A
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	A
Stucco Cement	5%			2028	* *	5	\$800	A
Wood	30%	Now	\$30,300	2028	* *	5	\$5,100	A
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	A
Roof								
Asphalt Shingle	95%			2032	* *	10	\$600	A
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout, 2010								
Skylight, Plastic	5%			2028	* *	1		A
Interior								
Floors								
Carpet	25%			2019	\$13,200	3	\$2,200	C
Cast in Place Concrete	35%			LIFE	* *	5	\$3,300	C
Sheet Vinyl/Rubber	5%			2023	\$6,100	5	\$300	C
Vinyl Tile	5%			2023	\$1,800	3	\$100	C
Wood	5%			2051	* *	5	\$400	C
Not Accessible	25%							D
Other Observation, Extent : Light, Area Affected : 0%								
Location : 2nd Floor								
Explanation : Veterinarian Private Residence								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5		C
Gypsum Board	25%			LIFE	* *	5	\$300	C
Plaster	20%			LIFE	* *	5	\$100	C
Plywood/Hardboard	25%			LIFE	* *			C
Not Accessible	25%							D
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 Code

Interior

Ceilings

AcousTileConcealSpLn	25%			2028	* *	5		\$1,400	B
AcousTileSusp.Lay-In	10%			2036	* *	5		\$400	B
Gypsum Board	25%			LIFE	* *	5		\$1,400	B
Plaster	15%			LIFE	* *	5		\$400	B
Not Accessible	25%								D

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

Location : 2nd Floor

Explanation : Veterinarian Private Residence

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)		Code

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2023		\$3,100	5	\$300	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : One 100 Amps Main Disconnect Switch

Raceway

Conduit	100%			2023		\$19,400	1		B
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Panelboards

Fused Disc Sw	5%			2022		\$1,100	5		B
Molded Case Bkrs	75%			2022		\$17,200	5	\$200	B
Molded Case Bkrs	20%			2031		* *	5	\$100	B

Wiring

Thermoplastic	80%			2023		\$19,700	1		B
Thermoplastic	20%			2033		* *	1		B

Motor Controllers

Locally Mounted	100%			2021		\$8,100	5	\$100	B
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Ground

Grounding Devices

Generic	100%	2-4		\$900	LIFE	* *	5	\$200	B
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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 Code
Lighting								
Interior Lighting								
Fluorescent	65%			2018	\$7,900	10	\$1,700	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	30%			2028	* *	10	\$800	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T-8 Lamps</i>							
Incandescent	5%			2018	\$600	2		B
Exterior Lighting								
HID	80%			2023	\$3,500	10		B
Incandescent	20%			2018	\$1,100	2		B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2033	* *	1		B
Conversion Equipment								
Steam Boiler	100%			2021	\$13,400	1	\$2,900	B
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 1 Dual Fuel Steam Boiler</i>							
Distribution								
Steam Piping/Pump	100%			2023	\$19,200	4	\$100	B
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Terminal Devices								
Convactor/Radiator	100%			2028	* *	1	\$900	B
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		B
Conversion Equipment								
Window/Wall Unit	30%			2018	\$1,700	1		B
No Component	70%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		B
Water Heater								
Gas Fired	100%			2021	\$600	2		B

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations 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 Code
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Mechanical		\$72,400
Total		\$72,400
Priority B		\$72,400
Total		\$72,400

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$17,000		\$1,300	
Interior Architecture	\$6,000			
Electrical		\$100	\$400	
Mechanical	\$200	\$200	\$1,900	\$200
Total	\$23,200	\$300	\$3,600	\$200
Priority A	\$17,000		\$1,300	
Priority B	\$6,200	\$300	\$2,400	\$200
Priority C				
Total	\$23,200	\$300	\$3,600	\$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
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 Code

Exterior

Exterior Walls

Cast in Place Concrete	5%			LIFE	* *	5	\$2,100	A
Metal Panel	85%	0-2	\$2,400	2033	* *	5	\$13,200	A

Corrosion/Rusting, Extent : Moderate, Area Affected : 10%

Location : At Building Base

Metal Coiling Doors	10%			2028	* *	5	\$2,600	A
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Roof

Metal Panel	100%	Now	\$14,600	2028	* *			A
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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	C
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Interior Walls

Metal Panel	100%			LIFE	* *			C
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Ceilings

Metal Panel	100%	0-2	\$6,000	LIFE	* *	5	\$9,500	B
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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 Code

Over 600 Volts

Service Equipment

Not Accessible	100%							D
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Transformers

Not Accessible	100%							D
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Feeders

Not Accessible	100%							D
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Raceway

Not Accessible	100%							D
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Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2023	\$1,000	5		B
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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 Code
Under 600 Volts									
	Transformers								
	Dry Type	100%			2021	\$14,200	5		B
		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	\$20,200	5	\$100	B
	Raceway								
	Conduit	100%			2023	\$22,000	1		B
	Panelboards								
	Fused Disc Sw	10%			2022	\$1,100	5		B
	Molded Case Bkrs	90%			2022	\$10,300	5	\$100	B
	Wiring								
	Thermoplastic	100%			2023	\$15,400	1		B
	Motor Controllers								
	Locally Mounted	100%			2021	\$4,300	5		B
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	B
Lighting									
	Interior Lighting								
	Fluorescent	100%			2023	\$9,400	10	\$4,700	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-12 Lamps							
	Egress Lighting								
	Emergency, Service	30%			2023	\$200	1		B
	Emergency, Battery	20%			2023	\$400	10	\$200	B
	Exit, Service	50%			2018	\$400	1		B
	Exterior Lighting								
	HID	80%			2023	\$200	10		B
	Incandescent	20%			2023	\$200	2		B

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Electricity	100%			2043	* *	1		B
	Terminal Devices								
	Fan Coil Unit/Heat	100%			2023	\$72,400	1	\$1,700	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Electric Unit Heaters							
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		B

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations 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 Code
Air Conditioning									
	Conversion Equipment								
	Window/Wall Unit	10%			2018	\$1,000	1		B
	No Component	90%							D
Ventilation									
	Exhaust Fans								
	Wall Unit	100%			2023	\$7,300	2	\$200	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	* *	1		B
	Water Heater								
	Electric	100%			2018	\$700	4		B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Backflow Preventer								
	Not Accessible	100%							D
Fixtures									
	Generic	100%							B

*Note : 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 : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Interior Architecture	\$39,700	
Electrical	\$44,000	
Total	\$83,600	
Priority B	\$83,600	
Total	\$83,600	

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$1,700		\$10,500	
Electrical	\$100		\$100	
Total	\$1,800		\$10,600	
Priority A	\$1,700		\$10,500	
Priority B	\$100		\$100	
Total	\$1,800		\$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 Code
Exterior								
Exterior Walls								
Wood	5%	0-2	\$1,700	2028	* *	5	\$900	A
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%							D
Roof								
Metal Panel	100%			2028	* *	10	\$10,500	A
Interior								
Ceilings								
Exposed Struc: Wood	100%	0-2	\$39,700	LIFE	* *			B
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 Code
Over 600 Volts								
Service Equipment								
Not Accessible	100%							D
Transformers								
Not Accessible	100%							D
Feeders								
Not Accessible	100%							D
Raceway								
Not Accessible	100%							D
Under 600 Volts								
Raceway								
Conduit	100%			2033	* *	1		B
Panelboards								
Fused Disc Sw	100%			2031	* *	5	\$200	B
Wiring								
Thermoplastic	100%			2033	* *	1		B
Motor Controllers								
Locally Mounted	100%			2028	* *	5	\$100	B
Lighting								
Interior Lighting								
Incandescent	100%			2018	\$44,000	2	\$200	B
Exterior Lighting								
HID	100%			2023	\$3,100	10		B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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**

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$1,700		\$900	
Interior Architecture	\$1,900	\$100		\$5,400
Electrical			\$800	
Mechanical	\$100	\$100	\$100	\$100
Total	\$3,600	\$100	\$1,700	\$5,500
Priority A	\$1,700		\$900	
Priority B	\$1,700	\$100	\$800	\$100
Priority C	\$300	\$100		\$5,400
Total	\$3,600	\$100	\$1,700	\$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 ZOO OPERATIONS
Asset # : 2189

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$800	A
Masonry: Brick	55%			LIFE	**	5	\$900	A
Masonry: Brick	15%			LIFE	**	5	\$300	A
Wood Overhead Doors	20%			2028	**	5	\$1,700	A
Windows								
Aluminum	98%	2-4	\$1,200	2039	**	5	\$100	A
<i>Crwrt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Steel	2%			2031	**	5		A
Parapets								
Glazed Ceramic Panel	10%			2033	**	5-10	\$300	A
Masonry: Brick	40%			LIFE	**	5	\$100	A
No Component	50%							D
Roof								
Metal, Corrugated	50%			2028	**	1		A
Roll Roofing	50%	0-2	\$500	2022	\$1,700	5	\$400	A
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above 2nd Floor Offices</i>								
Interior								
Floors								
Carpet	40%			2019	\$5,200	3	\$900	C
Cast in Place Concrete	15%			LIFE	**	5	\$400	C
Ceramic Tile	5%			2026	**	5	\$100	C
Vinyl Tile	40%			2023	\$3,500	3	\$200	C
Interior Walls								
Ceramic Tile	5%			2026	**	5		C
Concrete Masonry Unit	10%			LIFE	**	5		C
Gypsum Board	65%			LIFE	**	5	\$200	C
Metal Panel	20%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	100%	Now	\$1,600	2036	**	5	\$500	B
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd Floor Offices</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor 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 Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2023	\$1,600	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Amps Main Disconnect Switch</i>								

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO OPERATIONS
Asset # : 2189

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	80%			2023	\$7,800	1		B
Conduit	20%			2043	* *	1		B
Panelboards								
Fused Disc Sw	10%			2022	\$1,100	5		B
Molded Case Bkrs	20%			2039	* *	5		B
Molded Case Bkrs	70%			2022	\$8,000	5	\$100	B
Wiring								
Thermoplastic	20%			2043	* *	1		B
Thermoplastic	80%			2023	\$7,700	1		B
Motor Controllers								
Locally Mounted	100%			2021	\$8,100	5		B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	94%			2028	* *	10	\$600	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
HID	3%			2031	* *	10		B
Incandescent	3%			2018	\$100	2		B
Exterior Lighting								
HID	100%			2028	* *	10		B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2033	* *	1		B
Conversion Equipment								
Hot Water Boiler	100%			2021	\$1,500	1	\$400	B
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Adjoining Garage								
Distribution								
Hot Wtr Piping/Pump	100%			2031	* *	4		B
Terminal Devices								
Convactor/Radiator	90%			2028	* *	1	\$200	B
Unit Heater-Stm/HW	10%			2023	\$400	4		B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Adjoining Garage								
Explanation : Serves Garage Space								
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 Code
Air Conditioning									
	Energy Source								
	Electricity	100%			2031	* *	1		B
	Conversion Equipment								
	Window/Wall Unit	75%			2021	\$1,000	1		B
	No Component	25%							D
Ventilation									
	Exhaust Fans								
	Wall Unit	30%			2023	\$300	2		B
	No Component	70%							D
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	* *	1		B
	Water Heater								
	Gas Fired	100%			2021	\$200	2		B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$35,800
Electrical	\$42,500	
Mechanical		\$61,100
Total	\$42,500	\$96,900
Priority A		\$35,800
Priority B	\$42,500	\$61,100
Total	\$42,500	\$96,900

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$10,600		\$3,600	\$500
Interior Architecture			\$600	
Electrical	\$900	\$100	\$11,700	
Mechanical	\$2,000	\$700	\$9,000	\$900
Total	\$13,600	\$800	\$24,800	\$1,500
Priority A	\$10,600		\$3,600	\$500
Priority B	\$2,900	\$800	\$20,600	\$900
Priority C			\$600	
Total	\$13,600	\$800	\$24,800	\$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 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 Code
Exterior									
Exterior Walls									
	Cast in Place Concrete	25%			LIFE	**	5	\$35,800	A
	Masonry: Brick	60%			LIFE	**	5	\$17,200	A
	Stucco Cement	10%			2028	**	5	\$7,200	A
	Wood	5%	Now	\$7,100	2028	**	5	\$3,600	A
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	A
	Wood	25%	Now	\$1,000	2022	\$9,700	5	\$1,800	A
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	**	10	\$2,600	A
	Skylight, Plastic	5%			2028	**	1		A
Interior									
Floors									
	Cast in Place Concrete	95%			LIFE	**	5	\$26,800	C
	Wood	5%			2038	**	5	\$1,200	C
Interior Walls									
	Masonry: Brick	30%			LIFE	**			C
	Plaster	70%			LIFE	**	5	\$700	C
Ceilings									
	Exposed Concrete	5%			LIFE	**	5	\$100	B
	Gypsum Board	15%			LIFE	**	5	\$2,400	B
	Plaster	80%			LIFE	**	5	\$6,400	B

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Service Equipment									
Fused Disc Sw		50%			2023	\$800	5		B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Outside									
Explanation : One 100 Amps Main Disconnect Switch									
Molded Case Bkrs		50%			2023	\$800	5	\$100	B
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 Code
Under 600 Volts								
Transformers								
Dry Type	100%			2028	* *	5		B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : One 75 Kva 480hv-208/120lv							
Raceway								
Conduit	100%			2023	\$6,000	1		B
Panelboards								
Fused Disc Sw	5%			2022	\$600	5		B
Molded Case Bkrs	95%			2022	\$10,900	5	\$200	B
Wiring								
Thermoplastic	100%			2023	\$5,500	1		B
Ground								
Grounding Devices								
Generic	100%	0-2	\$900	LIFE	* *	5	\$100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Water Main							
	Explanation : Corroded							
Lighting								
Interior Lighting								
Fluorescent	100%			2018	\$42,500	10	\$7,900	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-12 Lamps							
Exterior Lighting								
Incandescent	100%			2018	\$3,700	2		B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Fuel Oil No 2	100%			2033	* *	5	\$2,700	B
Conversion Equipment								
Hot Water Boiler	100%			2028	* *	1	\$4,300	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 1st Floor Boiler Room							
	Explanation : 1 Unit							
Distribution								
Hot Wtr Piping/Pump	100%			2031	* *	4	\$400	B
Terminal Devices								
Convactor/Radiator	50%			2036	* *	1	\$1,400	B
Fan Coil Unit/Heat	50%			2023	\$61,100	1	\$1,400	B
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		B

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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 Code
Air Conditioning									
	Conversion Equipment								
	Window/Wall Unit	30%			2018	\$5,000	1		B
	No Component	70%							D
Ventilation									
	Exhaust Fans								
	Roof	10%			2018	\$600	2		B
	Wall Unit	10%			2018	\$1,200	2		B
	No Component	80%							D
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	* *	1		B
	Water Heater								
	Electric	100%			2016	\$1,300	4	\$100	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$258,000	
Interior Architecture	\$1,074,300	\$680,200
Mechanical		\$320,200
Total	\$1,332,200	\$1,000,400
Priority A	\$258,000	
Priority B		\$320,200
Priority C	\$1,074,300	\$680,200
Total	\$1,332,200	\$1,000,400

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$6,600		\$2,200	\$300
Interior Architecture	\$26,800			
Electrical	\$7,800	\$100	\$38,400	\$100
Mechanical	\$8,100	\$1,600	\$3,100	\$1,600
Total	\$49,400	\$1,700	\$43,700	\$1,900
Priority A	\$6,600		\$2,200	\$300
Priority B	\$41,200	\$1,700	\$41,500	\$1,700
Priority C	\$1,600			
Total	\$49,400	\$1,700	\$43,700	\$1,900



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Fiberglass Panel	10%			2026	**	5	\$13,200	A
Masonry: Brick	65%	0-2	\$109,400	LIFE	**	5	\$22,900	A
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	A
Masonry: Limestone	15%	Now	\$66,800	LIFE	**	5	\$4,000	A
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	A
Windows								
Aluminum	100%			2039	**	5	\$600	A
Parapets								
Masonry: Limestone	100%	0-2	\$41,000	LIFE	**	5	\$6,300	A
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Roof								
Copper/Terne	90%	0-2	\$40,800	2038	**			A
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : At Dome								
Fiberglass Panel	10%			2026	**	1		A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$5,100	C
Terrazzo	90%	Now	\$1,020,900	LIFE	**	5	\$16,500	C
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	C
Fabric on Framing	20%			2021	\$680,200	5	\$3,200	C
Glass: Special Gauge	5%	Now	\$53,300	LIFE	**	1		C
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout Animal Exhibits								
Masonry: Brick	5%			LIFE	**			C
Plaster	25%			LIFE	**	5	\$2,400	C
SGFT/Glazed Masonry	40%			LIFE	**			C

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Ceilings									
AcousTileConcealSpLn	80%	0-2	\$15,800	2036	* *	5	\$11,700	B	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Exhibit									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Exhibit									
Exposed Concrete	10%	0-2	\$7,900	LIFE	* *	5	\$400	B	
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	B	
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 Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2043	* *	5		B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 200 Amps Main Disconnect Switch							
Fused Disc Sw	50%			2023	\$500	5		B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 100 Amps Main Disconnect Switch							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2023	\$22,200	5	\$400	B
Raceway								
Conduit	100%			2023	\$24,100	1		B
Panelboards								
Fused Disc Sw	5%			2022	\$600	5		B
Molded Case Bkrs	45%			2022	\$5,700	5	\$200	B
Molded Case Bkrs	50%			2039	* *	5	\$200	B
Wiring								
Braided Cloth	40%	2-4	\$6,800	2048	* *	1		B
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Thermoplastic	40%			2023	\$6,800	1		B
Thermoplastic	20%			2043	* *	1		B
Motor Controllers								
Locally Mounted	90%			2028	* *	5	\$100	B
Locally Mounted	10%			2021	\$900	5		B

Ground

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

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

Ground

Grounding Devices
Generic

100%	0-2	\$1,000	LIFE	* *	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Water Main</i>							
<i>Explanation : Corroded</i>							

Lighting

Interior Lighting

Fluorescent	30%		2018	\$9,500	10	\$4,300	B
Incandescent	70%		2018	\$22,200	2	\$200	B

Egress Lighting

Emergency, Battery	50%		2023	\$3,000	10	\$1,900	B
Exit, Service	50%		2023	\$1,200	1		B

Exterior Lighting

HID	50%		2018	\$400	10		B
Incandescent	50%		2018	\$1,500	2		B

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

Heating

Energy Source
HTHW/HW

50%	2033	* *	1	B
<i>Other Observation, Extent : Light, Area Affected : 50%</i>				
<i>Location : From Cogeneration Plant</i>				
<i>Explanation : Back-up</i>				

Interruptible Gas/Dual Fuel	50%		2033	* *	1		B
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Conversion Equipment

Heat Exchanger	50%		2026	* *	1	\$3,900	B
Hot Water Boiler	50%		2021	\$18,300	1	\$3,900	B

Other Observation, Extent : Light, Area Affected : 50%
Location : Basement
Explanation : 1 Unit

Distribution

Hot Wtr Piping/Pump	100%		2022	\$81,900	4	\$800	B
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Terminal Devices

Air Handler	40%		2023	\$35,200	1	\$3,900	B
Convactor/Radiator	30%		2021	\$11,400	1	\$1,500	B
Fan Coil Unit/Heat	30%		2023	\$73,200	1	\$1,500	B

Air Conditioning

Energy Source
Electricity

100%		2031	* *	1		B
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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 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 Code
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	40%			2021	\$129,900	2	\$400	B
	Other Observation, Extent : Light, Area Affected : 40%							
	Location : Basement							
	Explanation : 2 Units							
Window/Wall Unit	5%			2016	\$1,700	1		B
No Component	55%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,700	B
Exhaust Fans								
Not Accessible	100%							D
	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	\$34,100	1		B
Galv Iron/Steel	30%	Now	\$1,500	2021	\$14,600	1		B
	Corroded, Extent : Severe, Area Affected : 30%							
	Location : Basement							
Water Heater								
Electric	50%			2021	\$1,300	4	\$100	B
Gas Fired	50%			2021	\$1,900	2	\$100	B
HW Heat Exchanger								
HTHW/HW	100%			2033	* *			B
Sanitary Piping								
Cast Iron	100%	0-2	\$3,500	LIFE	* *	1		B
	Corroded, Extent : Moderate, Area Affected : 30%							
	Location : Various Areas							
Fixtures								
Generic	100%							B

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$47,900	
Total	\$47,900	
Priority A	\$47,900	
Total	\$47,900	

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$34,200		\$200	
Interior Architecture				
Electrical	\$900	\$100	\$5,700	
Mechanical	\$900	\$1,000	\$20,300	\$800
Total	\$36,000	\$1,000	\$26,300	\$800
Priority A	\$34,200		\$200	
Priority B	\$1,800	\$1,000	\$26,100	\$800
Priority C				
Total	\$36,000	\$1,000	\$26,300	\$800



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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 Code

Exterior

Exterior Walls

Masonry: Brick

75%

LIFE

* *

5

\$16,300

A

Masonry: Brick

25%

LIFE

* *

5

\$5,400

A

Windows

Wood

100% Now

\$29,400 2048

* *

5

\$5,500

A

*Dry Rot/Decay, Extent : Moderate, Area Affected : 25%**Location : Throughout**Unit Inoperable, Extent : Moderate, Area Affected : 50%**Location : Throughout*

Parapets

Glazed Ceramic Panel

5%

2033

* *

5-10

\$2,100

A

Masonry: Brick

10%

LIFE

* *

5

\$400

A

No Component

85%

D

Roof

Roll Roofing

100% 0-2

\$4,800 2019

\$47,900

5

\$10,200

A

*Water Penetration, Extent : Moderate, Area Affected : 15%**Location : Throughout*

Interior

Floors

Cast in Place Concrete

100%

LIFE

* *

5

\$21,400

C

*Water Penetration, Extent : Light, Area Affected : 5%**Location : Basement*

Interior Walls

Masonry: Brick

100%

LIFE

* *

C

Ceilings

Exposed Concrete

100%

LIFE

* *

5

\$1,500

B

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2023

\$1,000

5

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 200 Amps Main Disconnect Switch*

Raceway

Conduit

90%

2023

\$19,800

1

B

Conduit

10%

2043

* *

1

B

Panelboards

Fused Disc Sw

10%

2022

\$1,100

5

B

Molded Case Bkrs

60%

2022

\$6,900

5

\$100

B

Molded Case Bkrs

30%

2039

* *

5

B

Wiring

Thermoplastic

70%

2023

\$10,800

1

B

Thermoplastic

30%

2043

* *

1

B

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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 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 Code
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2021	\$4,300	5		B
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$900	LIFE	* *	5	\$100	B
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Water Main							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	70%			2023	\$8,500	10	\$4,200	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 1st & 2nd Floor							
		Explanation : T-12 Lamps							
	Fluorescent	30%			2018	\$3,600	10	\$1,800	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : T-12 Lamps							
	Exterior Lighting								
	HID	100%			2018	\$300	10		B

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Natural Gas	100%			2033	* *	1		B
	Conversion Equipment								
	Steam Boiler	100%			2028	* *	1	\$6,500	B
		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	B
		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 Code
Heating									
	Terminal Devices								
	Convactor/Radiator	75%			2028	* *	1	\$1,600	B
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Unit Heater-Stm/HW	25%			2018	\$10,000	4	\$200	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Carpenter Shop							
		Explanation : Approaching End Of Useful Life							
Ventilation									
	Exhaust Fans								
	Wall Unit	100%			2018	\$9,400	2	\$200	B
		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		B
	Water Heater								
	Gas Fired	100%			2022	\$1,400	2	\$100	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Fixtures								
	Generic	100%							B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Interior Architecture		\$951,700
Total		\$951,700
Priority C		\$951,700
Total		\$951,700

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$28,300		\$3,400	
Interior Architecture	\$28,300			\$68,100
Electrical	\$100	\$100	\$21,100	\$100
Mechanical	\$37,500	\$1,000	\$23,100	\$1,000
Total	\$94,100	\$1,100	\$47,600	\$69,200
Priority A	\$28,300		\$3,400	
Priority B	\$54,100	\$1,100	\$44,200	\$1,100
Priority C	\$11,800			\$68,100
Total	\$94,100	\$1,100	\$47,600	\$69,200



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 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 Code	
Exterior									
Exterior Walls									
Masonry: Brick	55%			LIFE	**	5	\$14,900	A	
Masonry: Granite	5%			LIFE	**	5	\$1,000	A	
Masonry: Limestone	5%			LIFE	**	5	\$1,000	A	
Stucco Cement	30%	0-2	\$11,200	2028	**	5	\$10,200	A	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : South Facade									
Wood	5%			2028	**	5	\$6,800	A	
Windows									
Wood	100%	Now	\$11,300	2048	**	5	\$2,100	A	
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	**	10	\$3,700	A	
Metal, Corrugated	10%	0-2	\$2,100	2036	**	1		A	
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	\$65,400	3	\$10,800	C	
Cast in Place Concrete	50%			LIFE	**	5	\$19,700	C	
Panel/Paver: Cer/Brk	10%			2031	**	5	\$4,100	C	
Terrazzo	10%	2-4	\$4,000	LIFE	**	5	\$1,400	C	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Lobby									
Interior Walls									
Ceramic Tile	5%			2026	**	5	\$1,200	C	
Fabric on Framing	40%			2021	\$951,700	5	\$4,900	C	
Plaster	45%			LIFE	**	5	\$3,300	C	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Kitchen									
Paint Peeling, Extent : Light, Area Affected : 5%									
Location : Kitchen									
Plywood/Hardboard	10%			LIFE	**			C	

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

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

Interior

Ceilings

Exposed Concrete

10% Now

\$16,500

LIFE

* *

5

\$300

B

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

* *

B

Plaster

50%

LIFE

* *

5

\$5,600

B

Paint Peeling, Extent : Light, Area Affected : 10%

Location : Kitchen

Wood

5%

LIFE

* *

5

\$7,900

B

No Component

30%

D

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2043

* *

5

\$100

B

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

Location : Electrical Room

Explanation : One 100 Amps Main Disconnect Switch

Raceway

Conduit

90%

2023

\$19,800

1

B

Conduit

10%

2043

* *

1

B

Panelboards

Fused Disc Sw

20%

2022

\$2,300

5

\$100

B

Molded Case Bkrs

50%

2039

* *

5

\$200

B

Molded Case Bkrs

30%

2022

\$3,400

5

\$100

B

Wiring

Thermoplastic

90%

2023

\$13,800

1

B

Thermoplastic

10%

2043

* *

1

B

Motor Controllers

Locally Mounted

100%

2021

\$8,600

5

\$100

B

Ground

Grounding Devices

Not Accessible

100%

D

Lighting

Interior Lighting

Fluorescent

15%

2023

\$3,300

10

\$1,700

B

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

Location : Basement

Explanation : T-12 Lamps

Incandescent

85%

2018

\$18,900

2

\$200

B

Exterior Lighting

Incandescent

100%

2018

\$2,100

2

B

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO SMALL MAMMALS BLDG./MOUSE HOUSE
Asset # : 2359

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Energy Source									
Natural Gas	100%			2033	* *	1		B	
Conversion Equipment									
Hot Water Boiler	100%			2036	* *	1	\$6,000	B	
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	\$17,200	2031	* *	4	\$600	B	
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	\$26,500	1	\$3,900	B	
Air Conditioning									
Energy Source									
Electricity	100%			2031	* *	1		B	
Conversion Equipment									
Window/Wall Unit	30%			2018	\$7,000	1		B	
Other Observation, Extent : Light, Area Affected : 30%									
Location : 1st Floor Office									
Explanation : 2 Units									
No Component	70%							D	
Ventilation									
Exhaust Fans									
Interior	100%			2018	\$15,000	2	\$400	B	
Plumbing									
H/C Water Piping									
Brass/Copper	100%	Now	\$10,200	2033	* *	1		B	
Corroded, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Water Heater									
Gas Fired	100%			2021	\$2,700	2	\$200	B	
Sanitary Piping									
Cast Iron	100%	Now	\$7,400	LIFE	* *	1		B	
Corroded, Extent : Severe, Area Affected : 75%									
Location : Basement									
Storm Drain Piping									
Cast Iron	100%	Now	\$1,600	LIFE	* *	1		B	
Cracked, Extent : Moderate, Area Affected : 10%									
Location : Basement									
Fixtures									
Generic	100%							B	

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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**Total**

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$6,100		\$5,100	
Interior Architecture				
Electrical	\$100			
Total	\$6,300		\$5,200	
Priority A	\$6,100		\$5,100	
Priority B	\$100			
Priority 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 Code
Exterior								
Exterior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$1,100	A
Masonry: Brick	10%			LIFE	**	5	\$700	A
Metal Sect. OHD	25%			2028	**	5	\$5,400	A
Wood	5%	0-2	\$1,700	2028	**	5	\$900	A
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood Overhead Doors	30%	0-2	\$3,100	2028	**	5	\$5,200	A
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Storage Area</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Storage Area</i>								
<i>Explanation : These Are Actually Large Sliding Doors</i>								
No Component	5%							D
Windows								
Wood	5%	Now	\$600	2048	**	5	\$100	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
No Component	95%							D
Parapets								
Masonry: Brick	10%			LIFE	**	5	\$100	A
Metal Panel	5%			2033	**	5	\$300	A
No Component	85%							D
Roof								
Single Ply Membrane	35%			2028	**	10	\$2,300	A
Single Ply Membrane	65%	0-2	\$700	2023	\$13,600			A
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Storage Area</i>								
Interior								
Interior Walls								
Wood	10%			LIFE	**	5	\$1,900	C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : In Storage Area</i>								
<i>Explanation : Temporary Partitions</i>								
No Component	90%							D
Ceilings								
Exposed Struc: Wood	100%			LIFE	**			B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	100%			2033	**	1		B

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations 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 Code
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2031	* *	5	\$300	B
Wiring								
Thermoplastic	100%			2033	* *	1		B
Motor Controllers								
Locally Mounted	100%			2028	* *	5	\$100	B
Lighting								
Interior Lighting								
HID	50%			2023	\$1,400	10	\$100	B
Incandescent	50%			2023	\$4,900	2	\$100	B
Exterior Lighting								
HID	100%			2023	\$500	10		B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Mechanical		\$47,000
Total		\$47,000
Priority B		\$47,000
Total		\$47,000

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$4,000			
Interior Architecture	\$3,900			
Electrical	\$200	\$200	\$2,600	\$200
Mechanical	\$200	\$200	\$400	\$200
Total	\$8,300	\$300	\$3,000	\$400
Priority A	\$4,000			
Priority B	\$1,800	\$300	\$3,000	\$400
Priority C	\$2,500			
Total	\$8,300	\$300	\$3,000	\$400



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO 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 Code

Exterior

Exterior Walls

Ceramic Tile	10%			2043	**	10	\$300	A
Metal Sect. OHD	40%			2036	**	5	\$4,000	A
Stucco Cement	50%			2036	**	5	\$4,000	A

Windows

Metal Louvers	15%			2032	**	10	\$400	A
No Component	85%							D

Roof

Asphalt Shingle	100%			2032	**	10	\$1,000	A
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Interior

Floors

Cast in Place Concrete	10%			LIFE	**	5	\$800	C
Quarry Tile	90%			2036	**	5	\$5,000	C

Interior Walls

Concrete Masonry Unit	10%			LIFE	**	5	\$100	C
Fiberglass Panel	50%			LIFE	**			C
Gypsum Board	40%			LIFE	**	5	\$300	C

Ceilings

AcousTileSusp.Lay-In	75%			2036	**	5	\$2,800	B
Gypsum Board	25%			LIFE	**	5	\$1,200	B

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2043	**	5	\$100	B
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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	B
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Raceway

Conduit	100%			2043	**	1		B
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Panelboards

Fused Disc Sw	5%			2039	**	5		B
Molded Case Bkrs	95%			2039	**	5	\$100	B

Wiring

Thermoplastic	100%			2043	**	1		B
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Motor Controllers

Locally Mounted	100%			2036	**	5		B
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Ground

Grounding Devices

Generic	100%			LIFE	**	5		B
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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 Code
Lighting								
Interior Lighting Fluorescent	90%			2028	* *	10	\$2,100	B
<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		B
Egress Lighting								
Emergency, Battery	50%			2028	* *	10	\$300	B
Exit, Service	50%			2028	* *	1		B
Exterior Lighting								
HID	100%			2028	* *	10		B
Alarm								
Fire/Smoke Detection Generic	100%			2028	* *	1-3	\$1,700	B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source Natural Gas	100%			2043	* *	1		B
Conversion Equipment Furnace	100%			2028	* *	1	\$1,200	B
<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		B
Conversion Equipment Int Pkg Unit - Heating/Cooling	100%			2024	\$47,000	2	\$200	B
<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	B
Exhaust Fans Roof	100%			2023	\$1,900	2	\$100	B
Plumbing								
H/C Water Piping Brass/Copper	100%			2043	* *	1		B
Water Heater Gas Fired	100%			2021	\$500	2		B

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations 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 Code
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Backflow Preventer								
	Generic	100%			2023	\$200	1	\$200	B
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Sprinkler								
	No Component	90%							D
	Generic	10%			2033	* *	1-2	\$100	B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$434,800	\$264,700
Interior Architecture		\$105,400
Mechanical		\$361,600
Total	\$434,800	\$731,800
Priority A	\$434,800	\$264,700
Priority B		\$361,600
Priority C		\$105,400
Total	\$434,800	\$731,800

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$24,300		\$59,600	
Interior Architecture	\$13,800	\$1,500	\$16,100	\$348,000
Electrical	\$4,400	\$3,500	\$6,100	\$4,400
Mechanical	\$20,100	\$12,200	\$18,600	\$16,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$66,500	\$21,100	\$104,300	\$373,100
Priority A	\$24,300		\$59,600	
Priority B	\$28,400	\$19,600	\$44,700	\$25,100
Priority C	\$13,800	\$1,500		\$348,000
Total	\$66,500	\$21,100	\$104,300	\$373,100



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 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 Code
Exterior									
Exterior Walls									
	Masonry: Brick	50%			LIFE	**	5	\$52,900	A
	Masonry: Limestone	15%	Now	\$200,400	LIFE	**	5	\$11,900	A
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : West Facade							
	Metal Panel	10%			2033	**	5-10	\$72,800	A
	Stucco Cement	15%			2028	**	5	\$39,700	A
	Window Wall	10%			2033	**	5	\$39,700	A
Windows									
	Aluminum	75%	Now	\$17,600	2039	**	5	\$2,000	A
		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	A
Parapets									
	Masonry: Limestone	100%			LIFE	**	5	\$23,700	A
Roof									
	Copper/Terne	60%			2038	**	10	\$89,300	A
	Paver: Asphalt	20%			2032	**	10	\$17,900	A
	Sloped Glazing	20%	Now	\$145,000	LIFE	**	5	\$158,800	A
		Ponding, Extent : Moderate, Area Affected : 20%							
		Location : Throughout West Wing Lower Roof							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout East And West Wings							
Interior									
Floors									
	Carpet	53%			2019	\$335,400	3	\$50,500	C
	Cast in Place Concrete	15%			LIFE	**	5	\$15,600	C
	Ceramic Tile	5%			2026	**	5	\$2,400	C
	Granite Panels	2%			LIFE	**	5	\$700	C
	Vinyl Tile	25%			2023	\$105,400	3	\$4,500	C
Interior Walls									
	Concrete Masonry Unit	15%			LIFE	**	5	\$700	C
	Glass: Single Pane	5%			LIFE	**	5	\$400	C
	Gypsum Board	65%			LIFE	**	5	\$4,600	C
	Masonry: Brick	5%			LIFE	**			C
	Wood	10%			LIFE	**	5	\$4,700	C
Ceilings									
	AcousTileConcealSpLn	10%			2028	**	5	\$6,000	B
	AcousTileSusp.Lay-In	55%			2028	**	5	\$26,200	B
	Exposed Struc: Steel	20%			LIFE	**			B
	Gypsum Board	10%			LIFE	**	5	\$6,000	B
	Plaster	5%			LIFE	**	5	\$1,500	B

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations 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 Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2043	* *	5	\$100	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Three 800 Amps Main Disconnect Switch							
Transformers									
	Dry Type	100%			2036	* *	5	\$100	B
		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	B
Raceway									
	Conduit	100%			2043	* *	1		B
Panelboards									
	Fused Disc Sw	10%			2039	* *	5	\$100	B
	Molded Case Bkrs	90%			2039	* *	5	\$700	B
Wiring									
	Thermoplastic	100%			2043	* *	1		B
Motor Controllers									
	Locally Mounted	10%			2036	* *	5		B
	Motor Control Center	90%			2036	* *	5	\$700	B
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	B
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2040	* *	1	\$8,500	B
Generators									
	Diesel	100%			2036	* *	1	\$10,700	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 125 Kw							
Batteries									
	Lead/Acid	100%			2018	\$700	5	\$1,000	B
Fuel Storage									
	Main Tank	100%			2058	* *	5	\$900	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 335 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
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 Code
Lighting								
Interior Lighting								
Fluorescent	40%			2031	* *	10	\$11,700	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-5 Lamps</i>							
Fluorescent	60%			2031	* *	10	\$17,500	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
Egress Lighting								
Emergency, Service	40%			2031	* *	1		B
Emergency, Battery	10%			2028	* *	10	\$800	B
Exit, Service	50%			2028	* *	1		B
Exterior Lighting								
HID	50%			2028	* *	10		B
Incandescent	50%			2028	* *	2		B
Alarm								
Fire/Smoke Detection								
Generic	100%			2028	* *	1-3	\$17,600	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
HTHW/HW	50%			2033	* *	1		B
Interruptible Gas/Dual Fuel	50%			2043	* *	1		B
Conversion Equipment								
Heat Exchanger	50%	0-2	\$1,100	2026	* *	1	\$7,100	B
	<i>Corroded, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Basement Boiler Room</i>							
Hot Water Boiler	50%			2028	* *	1	\$7,900	B
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 1 Units</i>							
Distribution								
Hot Wtr Piping/Pump	100%			2039	* *	4	\$1,600	B
Terminal Devices								
Air Handler	50%			2023	\$89,300	1	\$9,800	B
Convactor/Radiator	50%			2036	* *	1	\$5,100	B

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.*

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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 Code
Air Conditioning								
Energy Source								
Electricity	5%			2039	* *	1		B
Steam/HW System	95%			2043	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : From Cogeneration Plant</i>								
<i>Explanation : Hthw</i>								
Conversion Equipment								
Absorption	95%			2032	* *	1	\$32,700	B
Chiller/Steam/HW								
Int Pkg Unit - Heating/Cooling	5%			2021	\$33,000	2	\$100	B
Distribution								
Chilled Wtr Pipe/Pump	100%			2043	* *	4	\$1,600	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2023	\$140,700	1	\$19,700	B
Heat Rejection								
Water Cool Tower	100%	Now	\$9,500	2021	\$95,100	2	\$25,600	B
<i>Leak Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Seals Of The Unit</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$17,800	B
Exhaust Fans								
Interior	100%			2023	\$36,600	2	\$1,000	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		B
Water Heater								
Electric	100%			2021	\$5,100	4	\$300	B
HW Heat Exchanger								
Low Temp	100%			2033	* *	4	\$4,700	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer								
Generic	100%			2028	* *	1	\$2,000	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B, 1, 2</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2049	* *	1-5	\$16,700	B

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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 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 Code
Fire Suppression									
Sprinkler									
	Generic	100%			2043	* *	1-2	\$8,900	B

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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 : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$1,345,900	\$278,000
Interior Architecture		\$433,100
Electrical		\$144,400
Mechanical		\$357,700
Total	\$1,345,900	\$1,213,200
Priority A	\$1,345,900	\$278,000
Priority B		\$611,600
Priority C		\$323,600
Total	\$1,345,900	\$1,213,200

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$2,800		\$30,000	
Interior Architecture	\$7,500		\$19,100	\$157,600
Electrical	\$2,900	\$3,600	\$14,500	\$2,000
Mechanical	\$20,600	\$9,500	\$42,800	\$11,100
Total	\$33,700	\$13,100	\$106,300	\$170,800
Priority A	\$2,800		\$30,000	
Priority B	\$23,400	\$13,100	\$57,300	\$13,100
Priority C	\$7,500		\$19,100	\$157,600
Total	\$33,700	\$13,100	\$106,300	\$170,800



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WORLD OF 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 Code	
Exterior									
Exterior Walls									
Concrete Masonry Unit	100%	Now	\$868,200	LIFE	**	5	\$69,500	A	
	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	A	
Parapets									
Concrete Masonry Unit	90%	Now	\$88,000	LIFE	**	5	\$20,100	A	
	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	A	
Metal Rail	5%			2028	**	5-10	\$17,900	A	
Roof									
Metal Panel	15%			2028	**	10	\$17,200	A	
Sloped Glazing	25%	Now	\$173,500	LIFE	**	5	\$208,500	A	
	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	\$216,200	2033	**			A	
	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	\$151,400	3	\$25,000	C	
Cast in Place Concrete	10%			LIFE	**	5	\$10,900	C	
Ceramic Tile	5%			2026	**	5	\$2,500	C	
Quarry Tile	5%			2028	**	5	\$3,800	C	
Traffic Topping	55%			2023	\$323,600	5	\$34,400	C	
Interior Walls									
Concrete Masonry Unit	50%			LIFE	**	5	\$2,500	C	
Glass: Special Gauge	20%			LIFE	**	1		C	
Plaster	30%			LIFE	**	5	\$1,100	C	

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	50%			2040	* *	5	\$25,000	B
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Recent Installation, Extent : Light, Area Affected : 100%
Location : Throughout Exhibits, 2011

Exposed Concrete	25%			LIFE	* *	5	\$2,000	B
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Water Penetration, Extent : Moderate, Area Affected : 5%
Location : Second Floor Exhibit

Wood	25%			LIFE	* *	5	\$109,500	B
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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 Code

Over 600 Volts

Service Equipment

Fused Disc Sw	100%			2023	\$34,100	3	\$100	B
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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	\$34,000	3	\$200	B
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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	\$1,000	1		B
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Raceway

Conduit	100%			2023	\$3,600	1		B
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Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2023	\$3,100	5	\$100	B
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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	\$45,400	5	\$100	B
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Raceway

Conduit	100%			2023	\$24,700	1		B
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Panelboards

Fused Disc Sw	10%			2022	\$2,300	5	\$100	B
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Molded Case Bkrs	90%			2022	\$20,600	5	\$700	B
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Wiring

Thermoplastic	100%			2023	\$26,500	1		B
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Motor Controllers

Locally Mounted	20%			2021	\$3,200	5		B
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Motor Control Center	80%			2021	\$12,600	5	\$600	B
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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 Code
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$400	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2036	* *	1	\$9,000	B
Generators								
Diesel	100%			2032	* *	1	\$11,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : One 88 Kw</i>								
Batteries								
Lead/Acid	100%			2017	\$600	5	\$1,100	B
Fuel Storage								
Main Tank	100%			2051	* *	5	\$1,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 175 Gals</i>								
Lighting								
Interior Lighting								
Fluorescent	40%			2028	* *	10	\$12,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	60%			2023	\$98,900	10	\$18,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Egress Lighting								
Emergency, Service	50%			2023	\$2,300	1		B
Exit, Service	50%			2023	\$2,300	1		B
Exterior Lighting								
HID	100%			2023	\$10,100	10	\$100	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
HTHW/HW	50%			2033	* *	1		B
Natural Gas	50%			2043	* *	1		B
Conversion Equipment								
Heat Exchanger	50%			2032	* *	1	\$8,300	B
Hot Water Boiler	50%			2036	* *	1	\$8,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Mechanical Room</i>								
<i>Explanation : Absorbers Boilers Supplement Hot Water Loop</i>								

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WORLD OF 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 Code	
Heating									
Distribution									
Hot Wtr Piping/Pump	100%			2039	**	4	\$1,600	B	
Terminal Devices									
Air Handler	80%			2023	\$136,700	1	\$16,500	B	
	On Extended Life, Extent : Light, Area Affected : 100%								
	Location : First Floor Fan Room And Roof								
Convactor/Radiator	20%			2028	**	1	\$2,200	B	
Air Conditioning									
Energy Source									
Natural Gas	100%			2043	**	1		B	
Conversion Equipment									
Absorption	100%			2028	**	1	\$36,200	B	
Chiller/Direct Fire									
Distribution									
Chilled Wtr Pipe/Pump	100%			2043	**	4	\$1,600	B	
Terminal Devices									
Air Handler/Cool/Ht	100%			2023	\$134,600	1	\$20,700	B	
	Corroded, Extent : Moderate, Area Affected : 100%								
	Location : Roof, Moderate Evidence Of Corosion								
Heat Rejection									
Water Cool Tower	5%	0-2	\$4,500	2028	**	2	\$1,300	B	
	Corroded, Extent : Moderate, Area Affected : 100%								
	Location : Moderate Evidence Of Corosion								
Water Cool Tower	95%			2024	\$86,400	2	\$32,000	B	
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	**	2-5	\$18,600	B	
Exhaust Fans									
Interior	20%			2023	\$7,000	2	\$200	B	
Roof	80%			2018	\$20,200	2	\$800	B	
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Roof								
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2043	**	1		B	
Water Heater									
Electric	50%			2021	\$2,500	4	\$100	B	
Gas Fired	50%			2018	\$3,700	2	\$200	B	
Sanitary Piping									
Cast Iron	100%			LIFE	**	1		B	
Storm Drain Piping									
Cast Iron	100%			LIFE	**	1		B	
Backflow Preventer									
Generic	100%			2028	**	1	\$2,100	B	
Fixtures									
Generic	100%							B	

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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**Total**

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$14,000		\$12,900	
Interior Architecture	\$400		\$300	\$10,900
Electrical	\$4,500	\$1,600	\$34,000	\$1,000
Mechanical	\$7,600	\$1,100	\$41,100	\$1,700
Total	\$26,500	\$2,600	\$88,400	\$13,500
Priority A	\$14,000		\$12,900	
Priority B	\$12,100	\$2,600	\$75,200	\$2,700
Priority C	\$400		\$300	\$10,900
Total	\$26,500	\$2,600	\$88,400	\$13,500



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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
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 Code
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	\$2,500	A
Pre-Cast Concrete	90%	Now	\$14,000	LIFE	* *	5	\$14,500	A
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	A
Roof								
Single Ply Membrane	100%			2028	* *	10	\$12,900	A
Interior								
Floors								
Carpet	10%			2019	\$10,500	3	\$1,700	C
Cast in Place Concrete	85%			LIFE	* *	5	\$16,100	C
Sheet Vinyl/Rubber	5%			2023	\$12,100	5	\$600	C
Interior Walls								
Concrete Masonry Unit	50%			LIFE	* *	5	\$1,600	C
Plaster	50%			LIFE	* *	5	\$1,200	C
Ceilings								
Exposed Concrete	50%			LIFE	* *	5	\$500	B
Fiber Board	50%			2023	\$34,700			B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Over 600 Volts								
Transformers								
Liquid Filled	100%			2028	* *	3	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : One 500 Kva, 4160hv-208/120lv								
Feeders								
Cable	100%			2031	* *	1		B
Raceway								
Conduit	100%			2033	* *	1		B

Under 600 Volts

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
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 Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2023	\$1,100	5		B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Two 400 Amps Main Disconnect Switch							
Fused Disc Sw	30%			2033	* *	5		B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 400 Amps Main Disconnect Switch							
Switchgear / Switchboard								
Fused Disc Sw	20%			2023	\$3,000	5		B
Molded Case Bkrs	80%			2023	\$12,100	5	\$200	B
Raceway								
Conduit	50%			2033	* *	1		B
Conduit	50%			2023	\$3,000	1		B
Panelboards								
Fused Disc Sw	5%			2022	\$600	5		B
Molded Case Bkrs	65%			2022	\$7,500	5	\$200	B
Molded Case Bkrs	30%			2031	* *	5	\$100	B
Wiring								
Braided Cloth	50%	2-4	\$2,800	2048	* *	1		B
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Thermoplastic	20%			2033	* *	1		B
Thermoplastic	30%			2023	\$1,700	1		B
Motor Controllers								
Locally Mounted	100%			2021	\$5,300	5	\$100	B
Ground								
Grounding Devices								
Generic	100%	0-2	\$900	LIFE	* *	5	\$100	B
	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	B
Generators								
Diesel	100%			2032	* *	1	\$3,800	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside The Building							
	Explanation : One 125 Kw							
Batteries								
Lead/Acid	100%			2017	\$600	5	\$400	B

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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 Code
Stand-by Power								
Fuel Storage								
Day Tank	50%			2039	* *	5	\$500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : One 30 Gals							
Main Tank	50%			2038	* *	5	\$100	B
Lighting								
Interior Lighting								
Fluorescent	25%			2018	\$7,100	10	\$1,300	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Offices							
	Explanation : T-12 Lamps							
Incandescent	75%			2018	\$21,300	2	\$100	B
Egress Lighting								
Emergency, Service	50%			2023	\$400	1		B
Exit, Service	50%			2023	\$400	1		B
Exterior Lighting								
HID	100%			2018	\$3,400	10		B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
HTHW/HW	50%			2033	* *	1		B
Natural Gas	50%			2033	* *	1		B
Conversion Equipment								
Heat Exchanger	50%			2019	\$600	1	\$1,400	B
	Other Observation, Extent : Light, Area Affected : 50%							
	Location : 1st Floor Boiler Room							
	Explanation : 1 Unit							
Hot Water Boiler	50%			2021	\$6,200	1	\$1,400	B
	Other Observation, Extent : Light, Area Affected : 50%							
	Location : 1st Floor Boiler Room							
	Explanation : 1 Unit							
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$2,700	2031	* *	4	\$300	B
	Corroded, Extent : Moderate, Area Affected : 20%							
	Location : 1st Floor Boiler Room							
Terminal Devices								
Air Handler	90%			2018	\$26,500	1	\$3,200	B
Fan Coil Unit/Heat	10%			2018	\$8,200	1	\$200	B
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		B

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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 Code
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2031	* *	1	\$800	B
No Component	70%							D
Distribution								
Chilled Wtr Pipe/Pump	30%			2043	* *	4	\$100	B
No Component	70%							D
Terminal Devices								
Air Handler/Cool/Ht	30%			2018	\$2,100	1	\$1,100	B
No Component	70%							D
Heat Rejection								
Air Condenser Unit	30%			2031	* *	2	\$1,200	B
No Component	70%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%	4+	\$2,400	LIFE	* *	2-5	\$3,200	B
<i>Needs Cleaning, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Exhaust Fans								
Interior	50%			2018	\$3,000	2	\$100	B
Not Accessible	50%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%	2-4	\$1,600	2033	* *	1		B
<i>Corroded, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Water Main</i>								
Water Heater								
Gas Fired	100%			2022	\$1,300	2	\$100	B
HW Heat Exchanger								
HTHW/HW	100%			2033	* *			B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$81,600
Total		\$81,600
Priority A		\$81,600
Total		\$81,600

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$39,900		\$9,200	
Interior Architecture	\$41,100	\$200	\$1,900	\$3,100
Electrical	\$1,000	\$1,700	\$900	\$900
Mechanical	\$1,300	\$1,900	\$4,500	\$2,700
Total	\$83,300	\$3,900	\$16,400	\$6,700
Priority A	\$39,900		\$9,200	
Priority B	\$13,700	\$3,700	\$5,300	\$3,600
Priority C	\$29,700	\$200	\$1,900	\$3,100
Total	\$83,300	\$3,900	\$16,400	\$6,700



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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 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 Code
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$20,800	A
	Copper/Terne	5%			2043	**	10	\$3,100	A
	Masonry: Brick	55%			LIFE	**	5	\$14,700	A
	Masonry: Granite	10%			LIFE	**	5	\$2,000	A
	Masonry: Limestone	5%	Now	\$13,800	LIFE	**	5	\$1,000	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Window At North Facade								
	Window Wall	5%			2033	**	5	\$5,000	A
	Wood	10%			2028	**	5	\$13,300	A
Windows									
	Aluminum	95%			2031	**	5	\$400	A
	Metal Louvers	5%			2026	**	10	\$100	A
Roof									
	Copper/Terne	65%	Now	\$20,300	2038	**			A
	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	\$3,900			A
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Over Trailer Offices								
	Skylight, Plastic	5%	0-2	\$5,400	2028	**	1		A
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Above Locker Room								
	Sloped Glazing	25%			LIFE	**	5	\$81,600	A
Interior									
Floors									
	Carpet	35%			2025	\$75,000	3	\$12,400	C
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Throughout Public Space, 2012								
	Cast in Place Concrete	20%			LIFE	**	5	\$7,700	C
	Other Observation, Extent : Moderate, Area Affected : 10%								
	Location : Basement								
	Explanation : Ground Water								
	Panel/Paver: Cer/Brk	25%			2031	**	5	\$10,000	C
	Quarry Tile	10%			2028	**	5	\$2,700	C
	Vinyl Tile	10%			2023	\$14,300	3	\$700	C

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Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WORLD OF 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 Code	
Interior									
Interior Walls									
Concrete Masonry Unit	10%			LIFE	* *	5	\$1,000	C	
Fabric on Framing	10%			2028	* *	5	\$1,200	C	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout Public Space, 2012									
Gypsum Board	10%			LIFE	* *	5	\$1,500	C	
Gypsum Board	10%			LIFE	* *	5	\$1,500	C	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout Public Space, 2012									
Masonry: Brick	20%	0-2	\$17,900	LIFE	* *			C	
Spalling, Extent : Moderate, Area Affected : 15%									
Location : First Floor North Corridor									
Plaster	40%	2-4	\$3,700	LIFE	* *	5	\$2,900	C	
Paint Peeling, Extent : Moderate, Area Affected : 10%									
Location : First Floor North Corridor									
Ceilings									
AcousTileSusp.Lay-In	20%	0-2	\$2,700	2028	* *	5	\$1,800	B	
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	* *			B	
Gypsum Board	25%	0-2	\$2,100	LIFE	* *	5	\$5,500	B	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Locker Room									
Plaster	30%	2-4	\$6,600	LIFE	* *	5	\$3,300	B	
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 Code
Over 600 Volts								
Service Equipment								
Not Accessible	100%							D
Transformers								
Not Accessible	100%							D
Feeders								
Not Accessible	100%							D
Raceway								
Not Accessible	100%							D

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations 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 Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	100%			2043	* *	5	\$100	B
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	B
Raceway									
	Conduit	90%			2023	\$19,800	1		B
	Conduit	10%			2043	* *	1		B
Panelboards									
	Fused Disc Sw	10%			2022	\$1,100	5		B
	Molded Case Bkrs	50%			2022	\$5,700	5	\$200	B
	Molded Case Bkrs	40%			2039	* *	5	\$100	B
Wiring									
	Thermoplastic	100%			2023	\$15,400	1		B
Motor Controllers									
	Locally Mounted	100%			2021	\$8,600	5	\$100	B
Ground									
Grounding Devices									
	Not Accessible	100%							D
Stand-by Power									
Transfer Switches									
	Automatic	100%			2036	* *	1	\$3,500	B
Generators									
	Diesel	100%			2032	* *	1	\$4,400	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Outside The Building									
Explanation : One 136 Kw									
Batteries									
	Lead/Acid	100%			2017	\$600	5	\$400	B
Fuel Storage									
	Main Tank	100%			2051	* *	5	\$300	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Outside The Building									
Explanation : One 225 Gals									
Lighting									
Interior Lighting									
	Fluorescent	40%			2023	\$8,700	10	\$4,300	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-12 Lamps									
	Fluorescent	60%			2023	\$13,100	10	\$6,500	B
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 Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Lighting

Egress Lighting								
Emergency, Service	50%			2023	\$800	1		B
Exit, Service	50%			2023	\$800	1		B
Exterior Lighting								
HID	100%			2023	\$600	10		B

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

Heating

Energy Source								
HTHW/HW	50%			2033	* *	1		B
<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		B
Conversion Equipment								
Heat Exchanger	50%			2026	* *	1	\$2,900	B
<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	B
<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	B
Terminal Devices								
Air Handler	40%			2031	* *	1	\$2,900	B
Convactor/Radiator	60%			2028	* *	1	\$2,300	B

Air Conditioning

Energy Source								
Electricity	100%			2031	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2031	* *	1	\$1,700	B
<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	\$2,300	1		B
No Component	60%							D
Distribution								
Chilled Wtr Pipe/Pump	30%			2049	* *	4	\$300	B
No Component	70%							D

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations 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 Code
Air Conditioning									
	Terminal Devices								
	Direct Expansion	30%			2031	* *	1		B
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : 2nd Floor							
		Explanation : 4 Units							
	No Component	70%							D
Heat Rejection									
	Air Condenser Unit	30%			2031	* *	2	\$2,500	B
	No Component	70%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,600	B
Exhaust Fans									
	Interior	80%			2023	\$11,800	2	\$300	B
	Wall Unit	20%			2023	\$3,400	2	\$100	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	* *	1		B
HW Heat Exchanger									
	Low Temp	100%			2023	\$3,500	4	\$1,200	B
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer									
	Not Accessible	100%							D
Fixtures									
	Generic	100%							B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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**

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Interior Architecture				
Electrical		\$700		
Total		\$700		
Priority B		\$700		
Priority C				
Total		\$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, SUBSTATION 1 MONORAIL TRANSFORMERS

Asset # : 495

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Floors									
Cast in Place Concrete		100%		LIFE		* *	5	\$500	C
Electrical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Over 600 Volts									
Service Equipment									
Not Accessible		100%				D			
Transformers									
Liquid Filled		100%		2028		* *	3	B	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Outside									
Explanation : No Rating Available									
Feeders									
Not Accessible		100%				D			
Raceway									
Not Accessible		100%				D			
Under 600 Volts									
Service Equipment									
Molded Case Bkrs		100%		2043		* *	5	B	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Outside									
Explanation : One 100 Amps Main Disconnect Switch									
Raceway									
Conduit		100%		2043		* *	1	B	
Panelboards									
Molded Case Bkrs		100%		2039		* *	5	B	
Wiring									
Thermoplastic		100%		2043		* *	1	B	
Ground									
Grounding Devices									
Generic		100%		LIFE		* *	5	B	
Stand-by Power									
Transfer Switches									
Automatic		100%		2036		* *	1	\$100	B
Generators									
Diesel		100%		2032		* *	1	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Generator Room									
Explanation : One 300 Kw									
Batteries									
Lead/Acid		100%		2017		\$600	5	B	

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations 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 Code
Stand-by Power									
	Fuel Storage								
	Main Tank	100%			2051	* *	5		B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room - Outside							
		Explanation : One 700 Gals							
Lighting									
	Interior Lighting								
	Incandescent	100%			2028	* *	2		B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Generator Room Only							
	Exterior Lighting								
	HID	100%			2028	* *	10		B

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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 : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

Asset Name : BRONX ZOO, SUBSTATION 13 CONED & 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 2016 - 2019	FY 2020 - 2025
Electrical		\$203,200
Total		\$203,200
Priority B		\$203,200
Total		\$203,200

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$500			
Interior Architecture				
Electrical			\$800	
Total	\$500		\$800	
Priority A	\$500			
Priority B			\$800	
Priority C				
Total	\$500		\$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.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO, SUBSTATION 13 CONED & 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 Code	

Exterior

Exterior Walls

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

Metal Panel	100%	Now	\$500	2028		* *			A
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Deformed/Dented, Extent : Moderate, Area Affected : 15%

Location : Throughout

Interior

Floors

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

Over 600 Volts

Service Equipment

Air Circuit Breaker	25%				2023	\$8,500	3		B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Outside

Explanation : One 1200 Amps Main Disconnect Switch For North Substation

Fused Disc Sw	75%				2023	\$25,600	3		B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Outside

Explanation : Three 600 Amps Main Disconnect Switch For Cogeneration Plant And

Substations Transformers

Transformers

Liquid Filled	100%				2021	\$159,500	3		B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Substation C

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

Feeders

Cable	100%				2022	\$43,700	1		B
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Raceway

Conduit	100%				2023	\$28,300	1		B
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Under 600 Volts

Service Equipment

Fused Disc Sw	100%				2033	* *	5		B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Outside

Explanation : One 60 Amps Main Disconnect Switch

Raceway

Conduit	100%				2033	* *	1		B
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Wiring

Thermoplastic	100%				2033	* *	1		B
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Ground

Grounding Devices

Generic	100%				LIFE	* *	5		B
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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 CONED & 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 Code
Lighting								
Interior Lighting								
Incandescent	100%			2018	\$800	2		B
Exterior Lighting								
HID	100%			2023	\$100	10		B

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Electrical		\$258,300
Total		\$258,300
Priority B		\$258,300
Total		\$258,300

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$8,300			
Interior Architecture	\$1,300			
Electrical			\$800	
Total	\$9,600		\$800	
Priority A	\$8,300			
Priority B	\$700		\$800	
Priority C	\$700			
Total	\$9,600		\$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, 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 Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	0-2	\$100	LIFE	**	5	\$200	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Masonry: Brick	95%	Now	\$3,600	LIFE	**	5	\$600	A
	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	\$4,100	2038	**			A
	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	\$500	LIFE	**			A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Interior								
Floors								
Cast in Place Concrete	100%	0-2	\$700	LIFE	**	5	\$500	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Interior Walls								
Masonry: Brick	100%			LIFE	**			C
Ceilings								
Exposed Concrete	100%	Now	\$700	LIFE	**	5		B
	Exposed Reinforcement, Extent : Moderate, Area Affected : 15%							
	Location : Electrical 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 Code
Over 600 Volts									
Transformers									
	Liquid Filled	100%			2021	\$159,500	3		B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Bronxdale Parking Lot									
Explanation : Ratings Not Available									
Feeders									
	Cable	100%			2022	\$43,700	1		B
Raceway									
	Conduit	100%			2023	\$28,300	1		B

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, 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 Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	50%			2023	\$1,500	5		B
		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		B
		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		B
Raceway									
	Conduit	100%			2023	\$11,800	1		B
Panelboards									
	Molded Case Bkrs	100%			2022	\$55,100	5		B
Wiring									
	Thermoplastic	60%			2023	\$5,800	1		B
	Thermoplastic	40%			2033	* *	1		B
Lighting									
	Interior Lighting								
	Incandescent	100%			2018	\$800	2		B
	Exterior Lighting								
	HID	100%			2023	\$100	10		B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$1,136,100	\$390,800
Interior Architecture	\$116,300	\$6,291,500
Electrical	\$1,917,700	\$700,100
Mechanical	\$127,200	\$991,500
Total	\$3,297,400	\$8,373,900
Priority A	\$1,136,100	\$390,800
Priority B	\$2,045,000	\$1,749,700
Priority C	\$116,300	\$6,233,400
Total	\$3,297,400	\$8,373,900

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$2,600	\$5,900		\$26,500
Interior Architecture		\$43,400	\$6,200	\$67,000
Electrical	\$41,300	\$14,900	\$15,100	\$47,700
Mechanical	\$31,700	\$39,600	\$62,900	\$62,200
Elevators/Escalators	\$23,100	\$23,100	\$23,100	\$23,100
Total	\$98,600	\$127,000	\$107,300	\$226,500
Priority A	\$2,600	\$5,900		\$26,500
Priority B	\$96,000	\$77,600	\$101,100	\$145,700
Priority C		\$43,400	\$6,200	\$54,300
Total	\$98,600	\$127,000	\$107,300	\$226,500



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 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 Code
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$95,300	A
	Masonry: Brick	55%			LIFE	**	5	\$67,100	A
	Masonry: Brick	20%	Now	\$153,200	LIFE	**	5	\$24,400	A
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	A
	Metal Panel	10%			2034	**	5-10	\$83,900	A
Windows									
	Aluminum	20%			2040	**	5	\$3,000	A
	Bronze/Brass	10%			2032	**	5	\$9,400	A
	Wood	70%	Now	\$307,100	2049	**	5	\$52,600	A
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	A
	Masonry: Brick	40%	Now	\$44,600	LIFE	**	5	\$3,700	A
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	A
	Metal Rail	5%	Now	\$2,600	2029	**	5	\$3,300	A
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	A

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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior									
Roof									
	IRMA/Protected Membrane	40%			2032	* *	10	\$54,300	A
		Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Over 4th Floor Offices							
	IRMA/Protected Membrane	45%	Now	\$506,200	2034	* *			A
		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	A
		Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Over 4th Floor Offices							
	Skylight, Metal/Glass	3%	Now	\$125,100	2034	* *			A
		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	A
Interior									
Floors									
	Carpet	25%			2023	\$824,200	3	\$93,100	C
	Cast in Place Concrete	5%			LIFE	* *	5	\$27,200	C
	Ceramic Tile	5%			2033	* *	5	\$12,400	C
	Mosaic Tile	10%			2029	* *	5	\$62,100	C
	Marble Panels	5%			LIFE	* *	5	\$9,300	C
	Vinyl Tile	40%			2029	* *	3	\$37,200	C
	Wood	10%			2039	* *	5	\$46,600	C
Interior Walls									
	Fabric on Framing	20%			2025	\$6,075,600	5	\$28,700	C
	Gypsum Board	5%			LIFE	* *	5	\$8,600	C
	Masonry: Brick	10%	Now	\$116,300	LIFE	* *			C
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Boiler Room Water Penetration, Extent : Moderate, Area Affected : 10% Location : Boiler Room							
	Marble Panels	5%			LIFE	* *			C
	Plaster	20%			LIFE	* *	5	\$17,200	C
	Plaster	30%			LIFE	* *	5	\$25,800	C
	Wood	10%			LIFE	* *	5	\$114,700	C

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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 Code
Interior									
Ceilings									
	AcousTileSusp.Lay-In	15%			2029	* *	5	\$25,400	B
	Exposed Concrete	10%			LIFE	* *	5	\$2,600	B
	Exposed Struc: Steel	10%			LIFE	* *			B
	Gypsum Board	10%			LIFE	* *	5	\$21,100	B
	Plaster	20%			LIFE	* *	5	\$21,100	B
	Plaster	35%			LIFE	* *	5	\$37,000	B
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2024	\$36,300	5	\$700	B
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	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : 300 Kva, 208/408/277 Volts									
Switchgear / Switchboard									
	Fused Disc Sw	50%			2024	\$27,700	5	\$300	B
	Molded Case Bkrs	50%			2024	\$27,700	5	\$2,100	B
Raceway									
	Conduit	40%			2024	\$25,600	1		B
	Conduit	40%			2034	* *	1		B
	Conduit	20%			2044	* *	1		B
Panelboards									
	Fused Disc Sw	5%			2040	* *	5	\$200	B
	Molded Case Bkrs	50%			2023	\$28,300	5	\$2,100	B
	Molded Case Bkrs	25%			2032	* *	5	\$1,100	B
	Molded Case Bkrs	20%			2040	* *	5	\$900	B
Wiring									
	Braided Cloth	30%	2-4	\$14,700	2049	* *	1		B
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Old Section Of The Building									
	Thermoplastic	30%			2024	\$14,700	1		B
	Thermoplastic	20%			2034	* *	1		B
	Thermoplastic	20%			2044	* *	1		B

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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 Code
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	80%			2022	\$75,700	5	\$900	B
	Locally Mounted	10%			2029	* *	5	\$100	B
	Locally Mounted	10%	2-4	\$9,500	2044	* *	5	\$100	B
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$2,400	B
Lighting									
	Interior Lighting								
	Fluorescent	5%			2019	\$31,800	10	\$7,600	B
	T-12 Lamps, Extent : Moderate, Area Affected : 100%								
	Location : Old Section Of The Building								
	Fluorescent	85%			2029	* *	10	\$129,300	B
	T-8 Lamps, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Incandescent	10%			2024	\$63,700	2	\$400	B
	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	B
	Emergency, Battery	10%			2019	\$6,300	10	\$4,000	B
	Exit, LED	40%			2052	* *	1		B
	Exit, Service	10%			2019	\$2,500	1		B
	Exterior Lighting								
	HID	100%			2024	\$61,800	10	\$500	B
Alarm									
	Security System								
	No Component	20%							D
	Generic	80%			2024	\$408,700	1	\$48,500	B
	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	\$1,749,000	1-3	\$103,100	B
	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 Code

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 Code
Heating								
Energy Source								
Natural Gas	40%			2034	**	1		B
Interruptible Gas/Dual Fuel	60%			2044	**	1		B
Conversion Equipment								
Furnace	40%			2029	**	1	\$32,800	B
	Other Observation, Extent : Severe, Area Affected : 40%							
	Location : 1 In Basement, 4 On Roof							
	Explanation : 5 Units							
Steam Boiler	60%	0-2	\$50,400	2029	**	1	\$88,700	B
	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	\$1,200	B
Steam Piping/Pump	90%			2034	**	4	\$7,400	B
Terminal Devices								
Air Handler	40%			2029	**	1	\$41,000	B
Convactor/Radiator	20%			2029	**	1	\$10,700	B
No Component	40%							D
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		B
Conversion Equipment								
Absorption Chiller/Direct Fire	25%			2029	**	1	\$44,900	B
	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	B
	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	\$284,500	2	\$2,500	B
	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	\$35,500	1		B

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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 Code
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pump	25%			2034	* *	4	\$2,000	B
No Component	75%							D
Terminal Devices								
Air Handler/Cool/Ht	25%			2029	* *	1	\$25,600	B
No Component	75%							D
Heat Rejection								
Air Condenser Unit	13%			2029	* *	2	\$15,000	B
Air Condenser Unit	12%	0-2	\$41,400	2034	* *	2	\$11,100	B
<i>Other Observation, Extent : Severe, Area Affected : 12%</i>								
<i>Location : Roof</i>								
<i>Explanation : On Extended Life</i>								
No Component	75%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$92,500	B
Exhaust Fans								
Interior	30%			2024	\$50,200	2	\$1,500	B
Roof	70%			2029	* *	2	\$3,600	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		B
Water Heater								
Electric	20%			2022	\$5,400	4	\$200	B
Gas Fired	80%			2022	\$32,100	2	\$1,900	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2024	\$11,500	4	\$2,500	B
Sewage Ejector(s)								
Electric	100%			2024	\$11,500	4	\$2,500	B
Backflow Preventer								
No Component	70%							D
Generic	30%			2034	* *	1	\$3,100	B
Fixtures								
Generic	100%							B
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 Code
Vertical Transport									
Elevators									
	Geared Traction	75%		LIFE		* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : (2) 1-4 (1) B-5							
		Explanation : 3 Units							
	Hydraulic	25%		LIFE		* *			C
		Other Observation, Extent : Light, Area Affected : 25%							
		Location : B-3							
		Explanation : 1 Unit							
Escalators									
	Over 20' Rise	100%		LIFE		* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lobby To 2nd Floor							
		Explanation : 1 Unit							
Fire Suppression									
Standpipe									
	Generic	100%		2024	\$615,800	1-5	\$83,600		B
Sprinkler									
	Generic	100%		2034	* *	1-2	\$46,500		B
Fire Pump									
	Generic	100%		2027	* *	1	\$31,000		B
Chemical System									
	No Component	97%							D
	Generic	3%		2019	\$800	1-3	\$1,600		B

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Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$836,400	\$237,400
Electrical	\$58,300	\$287,100
Mechanical		\$604,200
Total	\$894,700	\$1,128,700
Priority A	\$836,400	\$237,400
Priority B	\$58,300	\$891,300
Total	\$894,700	\$1,128,700

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture				\$25,700
Interior Architecture		\$21,400	\$1,800	\$3,300
Electrical	\$1,400	\$2,000	\$1,800	\$43,500
Mechanical	\$18,900	\$4,700	\$9,100	\$22,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$24,200	\$32,100	\$16,600	\$98,800
Priority A				\$25,700
Priority B	\$24,200	\$17,800	\$14,900	\$69,800
Priority C		\$14,200	\$1,800	\$3,300
Total	\$24,200	\$32,100	\$16,600	\$98,800



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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 Code
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$50,100	A
Masonry: Brick	90%	Now	\$660,100	LIFE	* *	5	\$115,400	A
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	A
Windows								
Aluminum	100%			2040	* *	5	\$1,000	A
Parapets								
Masonry: Brick	85%	Now	\$71,300	LIFE	* *	5	\$6,500	A
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	A
Stucco Cement	10%			2029	* *	5	\$2,000	A
Roof								
IRMA/Protected Membrane	20%	Now	\$6,600	2029	* *			A
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	\$98,400	2034	* *			A
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	A
Modified Bitumen	30%			2024	\$71,900	10	\$13,000	A

Interior

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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 Code
Interior								
Floors								
Carpet	25%			2026	* *	3	\$26,700	C
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : First Floor							
Cast in Place Concrete	15%			LIFE	* *	5	\$23,400	C
Ceramic Tile	5%			2033	* *	5	\$3,600	C
Marble Panels	5%			LIFE	* *	5	\$2,700	C
Quarry Tile	5%			2037	* *	5	\$5,300	C
Terrazzo	10%			LIFE	* *	5	\$5,600	C
Vinyl Tile	30%			2029	* *	3	\$8,000	C
Wood	5%			2039	* *	5	\$6,700	C
Interior Walls								
Gypsum Board	25%			LIFE	* *	5	\$9,600	C
Masonry: Brick	25%			LIFE	* *			C
Marble Panels	5%			LIFE	* *			C
Plaster	45%			LIFE	* *	5	\$8,700	C
Ceilings								
AcousTileSusp.Lay-In	20%			2037	* *	5	\$14,200	B
Exposed Concrete	25%			LIFE	* *	5	\$2,800	B
Plaster	55%			LIFE	* *	5	\$24,500	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$29,200	5	\$200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 4000 Amperes								
Transformers								
Dry Type	100%			2022	\$59,400	5	\$200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 225 Kva, 480/277 Volts								
Switchgear / Switchboard								
Fused Disc Sw	50%			2024	\$15,100	5	\$100	B
Fused Disc Sw	50%			2034	* *	5	\$100	B
Raceway								
Conduit	20%			2034	* *	1		B
Conduit	80%			2024	\$30,000	1		B
Panelboards								
Fused Disc Sw	10%			2032	* *	5	\$100	B
Molded Case Bkrs	30%			2023	\$6,900	5	\$400	B
Molded Case Bkrs	55%			2032	* *	5	\$700	B
Molded Case Bkrs	5%			2040	* *	5	\$100	B

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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 Code
Under 600 Volts									
Wiring									
	Thermoplastic	70%			2024	\$19,500	1		B
	Thermoplastic	20%			2034	* *	1		B
	Thermoplastic	10%			2044	* *	1		B
Motor Controllers									
	Locally Mounted	100%			2022	\$26,300	5	\$300	B
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$700	B
Lighting									
Interior Lighting									
	Fluorescent	35%			2019	\$58,300	10	\$15,300	B
	T-12 Lamps, Extent : Moderate, Area Affected : 100% Location : Throughout The Building								
	Fluorescent	15%			2029	* *	10	\$6,500	B
	T-8 Lamps, Extent : Moderate, Area Affected : 100% Location : Offices								
	Fluorescent	10%			2024	\$16,600	10	\$4,400	B
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement Explanation : Compact Fluorescent Lamps								
	HID	20%			2024	\$33,000	10	\$300	B
	Incandescent	10%			2019	\$16,600	2	\$100	B
	Incandescent	10%			2024	\$16,600	2	\$100	B
	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	\$6,600	10	\$4,600	B
	Emergency, Battery	10%			2019	\$1,600	10	\$1,100	B
	Exit, Service	40%			2024	\$2,600	1		B
	Exit, Service	10%			2019	\$700	1		B
Exterior Lighting									
	HID	100%			2024	\$16,500	10	\$100	B
Alarm									
Security System									
	No Component	70%							D
	Generic	30%			2024	\$40,900	1	\$5,300	B
	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%							D
	Generic	30%			2024	\$140,200	1-3	\$8,800	B
	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 Code	
Heating									
Energy Source									
Electricity	5%			2034	* *	1		B	
Natural Gas	95%			2034	* *	1		B	
Conversion Equipment									
Furnace	95%			2024	\$52,400	1	\$22,400	B	
	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	\$9,900	2	\$1,100	B	
Air Conditioning									
Energy Source									
Electricity	100%			2032	* *	1		B	
Conversion Equipment									
Ext Pkg Unit - Heating/Cooling	100%			2029	* *	2	\$2,900	B	
	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	B	
Exhaust Fans									
Roof	70%			2024	\$25,100	2	\$1,000	B	
Roof	30%	Now	\$10,800	2034	* *	2	\$300	B	
	On Extended Life, Extent : Severe, Area Affected : 30%								
	Location : 2 Units On Stage Roof								
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2034	* *	1		B	
Water Heater									
Gas Fired	100%			2019	\$10,500	2	\$700	B	
Sanitary Piping									
Cast Iron	100%	Now	\$2,000	LIFE	* *	1		B	
	Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
	Location : Kitchen								
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1		B	
Fixtures									
Generic	100%							B	
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 Code
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			C
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1-2									
Explanation : 1 Unit									
Fire Suppression									
Standpipe									
	Generic	100%			2034	* *	1-5	\$24,900	B
Sprinkler									
	Generic	100%			2024	\$526,700	1-2	\$13,300	B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$239,100
Interior Architecture		\$25,000
Electrical		\$311,800
Mechanical		\$753,600
Total		\$1,329,600
Priority A		\$239,100
Priority B		\$1,065,500
Priority C		\$25,000
Total		\$1,329,600

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$13,300			
Interior Architecture	\$260,000		\$8,000	\$7,600
Electrical	\$400	\$400	\$1,100	\$400
Mechanical	\$19,300	\$10,400	\$16,200	\$9,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$297,000	\$14,700	\$29,300	\$21,700
Priority A	\$13,300			
Priority B	\$64,100	\$14,700	\$21,900	\$14,100
Priority C	\$219,600		\$7,400	\$7,600
Total	\$297,000	\$14,700	\$29,300	\$21,700



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

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
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 Code	
Exterior									
Exterior Walls									
Masonry: Limestone	5%			LIFE	**	5	\$3,700	A	
Stucco Cement	95%			2030	**	5	\$117,400	A	
Windows									
Wood	100%	Now	\$11,500	2033	**	5	\$10,800	A	
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	A	
Modified Bitumen	5%			2030	**	10	\$2,600	A	
Interior									
Floors									
Carpet	20%			2024	\$150,400	3	\$18,600	C	
Carpet	17%	2-4	\$127,800	2027	**	3	\$15,800	C	
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Auditorium									
Wrinkling, Extent : Moderate, Area Affected : 25%									
Location : Auditorium									
Cast in Place Concrete	10%			LIFE	**	5	\$27,200	C	
Ceramic Tile	3%			2034	**	5	\$1,900	C	
Marble Panels	5%			LIFE	**	5	\$4,700	C	
Terrazzo	25%			LIFE	**	5	\$24,300	C	
Vinyl Tile	15%			2030	**	3	\$3,500	C	
Vinyl Tile	5%	Now	\$12,500	2025	\$25,000	3	\$1,200	C	
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	C	
Concrete Masonry Unit	10%			LIFE	**	5	\$5,300	C	
Gypsum Board	15%			LIFE	**	5-10	\$16,900	C	
Plaster	67%			LIFE	**	5-10	\$37,700	C	
Wood	5%			LIFE	**	5	\$26,500	C	

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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 Code

Interior

Ceilings

AcousTileSusp.Lay-In	5%			2038	* *	5	\$1,300	B
Exposed Concrete	5%	Now	\$3,900	LIFE	* *	5	\$200	B

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	* *	5-10	\$35,300	B
Plaster	40%			LIFE	* *	5-10	\$17,700	B
Plaster	10%			LIFE	* *	5-10	\$4,400	B

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 Code

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2035	* *	5	\$100	B
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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	B
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Raceway

Conduit	100%			2035	* *	1		B
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Panelboards

Molded Case Bkrs	100%			2033	* *	5	\$900	B
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Wiring

Thermoplastic	100%			2035	* *	1		B
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Motor Controllers

Locally Mounted	100%			2030	* *	5	\$200	B
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Ground

Grounding Devices

Not Accessible	100%							D
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Lighting

Interior Lighting

Fluorescent	70%			2025	\$121,900	10	\$26,700	B
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T-12 Lamps, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Fluorescent	30%			2025	\$52,300	10	\$11,400	B
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Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%

Location : Lobby And Hallways

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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
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 Code
Lighting								
Egress Lighting Exit, Service	100%			2025	\$5,700	1		B
Exterior Lighting Fluorescent	100%			2025	\$14,200	10	\$3,100	B
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
Lightning Protection								
Arresters/Cabling Generic	100%			2028	* *	5	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Stacks Only</i>								
Alarm								
Security System								
No Component	70%							D
Generic	30%			2030	* *	1	\$3,800	B
<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%							D
Generic, Digital	30%			2025	\$99,500			B
<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 Code
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2035	* *	1		B
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	\$41,100	B
<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	\$2,500	B
Steam Piping/Pump	20%			2035	* *	4	\$400	B
Terminal Devices								
Air Handler	20%			2025	\$42,400	1	\$5,100	B
Convactor/Radiator	20%			2030	* *	1	\$2,700	B
Fan Coil Unit/Heat	60%			2025	\$353,600	1	\$8,100	B
Air Conditioning								

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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 Code
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	80%			2030	* *	1	\$15,400	B
	R-134a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Basement A C Room							
No Component	20%							D
Distribution								
Chilled Wtr Pipe/Pump	80%			2035	* *	4	\$1,600	B
No Component	20%							D
Terminal Devices								
Air Handler/Cool/Ht	20%			2025	\$26,700	1	\$5,100	B
Fan Coil - Cool/Heat	60%			2025	\$357,600	1	\$8,100	B
No Component	20%							D
Heat Rejection								
Water Cool Tower	80%			2026	* *	2	\$33,400	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof Of Palm House							
	Explanation : On The Roof Of Adjacent Building							
No Component	20%							D
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	\$11,000	B
No Component	70%							D
Exhaust Fans								
Interior	30%			2025	\$4,600	2	\$400	B
No Component	70%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		B
Water Heater								
Gas Fired	100%			2023	\$9,200	2	\$600	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : This Unit Also Services The Adjacent Buildings							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2025	\$10,500	4	\$2,500	B
Fixtures								
Generic	100%							B
Vertical Transport								

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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 Code
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		C
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 : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$740,400
Total		\$740,400
Priority A		\$740,400
Total		\$740,400

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$12,500		\$16,500	
Interior Architecture	\$94,400			
Electrical				
Mechanical	\$400	\$100	\$200	\$100
Total	\$107,200	\$100	\$16,700	\$100
Priority A	\$12,500		\$16,500	
Priority B	\$33,900	\$100	\$200	\$100
Priority C	\$60,900			
Total	\$107,200	\$100	\$16,700	\$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
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 Code

Exterior

Exterior Walls								
Stucco Cement	93%			2030	**	5	\$643,500	A
Wood	7%			2030	**	5	\$96,900	A
Windows								
Wood	100%			2033	**	5	\$33,000	A
Parapets								
Masonry: Limestone	3%			LIFE	**	5-10	\$200	A
Stucco Cement	22%			2030	**	5	\$400	A
No Component	75%							D
Roof								
Modified Bitumen	20%			2030	**	10	\$3,100	A
Slate	80%			LIFE	**	10	\$12,300	A

Interior

Floors								
Cast in Place Concrete	50%			LIFE	**	5	\$65,500	C
Terrazzo	50%			LIFE	**	5	\$23,400	C
Interior Walls								
Plaster	100%			LIFE	**	5-10	\$25,400	C
Ceilings								
Plaster	100%			LIFE	**	5-10	\$52,700	B

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

Under 600 Volts

Service Equipment								
Fused Disc Sw	100%			2035	**	5		B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor								
Explanation : Main Service Switch Rated @ 200 Amperes								
Raceway								
Conduit	100%			2035	**	1		B
Panelboards								
Molded Case Bkrs	100%			2033	**	5		B
Wiring								
Thermoplastic	100%			2035	**	1		B

Lighting

Interior Lighting								
Fluorescent	100%			2025	\$2,000	10	\$500	B
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Exterior Lighting								
Incandescent	100%			2025	\$200	2		B

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

Alarm

Security System

No Component

70%

D

Generic

30%

2025

\$500

1

\$100

B

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

Location : Outside

Explanation : C C T V Surveillance Camera

Fire/Smoke Detection

No Component

70%

D

Generic, Digital

30%

2025

\$1,700

B

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

Location : Inside

Explanation : Strobe Lights, 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 Code

Heating

Energy Source

Electricity

100%

2045

* *

1

B

Conversion Equipment

Heat Pump

100%

2026

* *

2

B

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

Location : Attic

Explanation : 1 Unit

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$600

B

Terminal Devices

Fan Coil Unit/Heat

100%

2030

* *

1

\$200

B

Air Conditioning

Energy Source

Electricity

100%

2041

* *

1

B

Conversion Equipment

Heat Pump

100%

2026

* *

2

B

R-22 Refrigerant, Extent : Light, Area Affected : 100%

Location : 1 Unit In Attic

Terminal Devices

Fan Coil - Cool/Heat

100%

2030

* *

1

\$200

B

Heat Rejection

Air Condenser Unit

100%

2030

* *

2

\$500

B

Plumbing

H/C Water Piping

Brass/Copper

100%

2035

* *

1

B

Water Heater

Electric

100%

2023

\$100

4

B

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

B

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
Plumbing									
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Sprinkler								
	No Component	50%							D
	Generic	50%			2035	* *	1-2	\$100	B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$491,000	\$603,000
Interior Architecture	\$99,800	\$51,200
Electrical		\$343,500
Mechanical		\$331,100
Total	\$590,800	\$1,328,800
Priority A	\$491,000	\$603,000
Priority B		\$674,600
Priority C	\$99,800	\$51,200
Total	\$590,800	\$1,328,800

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$11,300			
Interior Architecture	\$58,600		\$27,400	\$2,700
Electrical	\$400	\$500	\$900	\$500
Mechanical	\$32,400	\$12,700	\$19,100	\$15,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$106,600	\$17,100	\$51,400	\$23,000
Priority A	\$11,300			
Priority B	\$53,300	\$17,100	\$37,100	\$20,200
Priority C	\$42,100		\$14,300	\$2,700
Total	\$106,600	\$17,100	\$51,400	\$23,000



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

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

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

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 Code
Exterior								
Exterior Walls								
Masonry: Brick	2%	Now	\$1,900	LIFE	**	5	\$700	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 10% Location : Chimney							
Stucco Cement	10%	Now	\$9,300	2030	**	5	\$4,200	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15% Location : Low Section Of East Facade							
Window Wall	28%			2045	**	5	\$35,600	A
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Main Hall Explanation : Rounded Surfaces With Iron Members							
Window Wall	60%			2045	**	5	\$76,400	A
Windows								
Aluminum	100%			2041	**	5		A
Roof								
Modified Bitumen	30%			2030	**	10	\$15,800	A
Sloped Glazing	40%			LIFE	**	5	\$561,100	A
Sloped Glazing	30%			LIFE	**	5	\$420,800	A
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Main Hall Explanation : Curved Glass With Iron Members							
Interior								
Floors								
Carpet	30%			2024	\$212,200	3	\$26,300	C
Cast in Place Concrete	40%			LIFE	**	5	\$102,300	C
Ceramic Tile	5%			2034	**	5	\$2,900	C
Quarry Tile	10%			2038	**	5	\$8,800	C
Vinyl Tile	15%			2030	**	3	\$3,300	C
Interior Walls								
Cast in Place Concrete	15%			LIFE	**	10	\$31,900	C
Ceramic Tile	3%			2034	**	5	\$2,600	C
Concrete Masonry Unit	30%			LIFE	**	5	\$20,400	C
Gypsum Board	52%			LIFE	**	5-10	\$75,200	C
Ceilings								
AcousTileSusp.Lay-In	45%			2038	**	5	\$26,300	B
Exposed Concrete	20%			LIFE	**	5-10	\$14,600	B
Metal Panel	5%			LIFE	**	5	\$7,300	B
No Component	30%							D
	Other Observation, Extent : Light, Area Affected : 0% Location : Explanation : Sloped Glass Roof - No Ceiling							

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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
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 Code
Under 600 Volts								
Raceway								
Conduit	100%			2035	* *	1		B
Panelboards								
Fused Disc Sw	10%			2033	* *	5	\$100	B
Molded Case Bkrs	90%			2033	* *	5	\$900	B
Wiring								
Thermoplastic	100%			2035	* *	1		B
Motor Controllers								
Locally Mounted	100%			2030	* *	5	\$300	B
Lighting								
Interior Lighting								
Fluorescent	75%			2025	\$144,500	10	\$26,900	B
	<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Fluorescent	25%			2025	\$48,200	10	\$9,000	B
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
Egress Lighting								
Emergency, Battery	50%			2025	\$6,700	10	\$4,700	B
Exit, Service	50%			2025	\$2,700	1		B
Exterior Lighting								
Incandescent	100%			2025	\$19,200	2	\$100	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2025	\$33,600	1	\$4,400	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallway And Outside</i>							
	<i>Explanation : C C T V Surveillance Camera</i>							
Fire/Smoke Detection								
No Component	70%							D
Generic, Digital	30%			2025	\$115,000			B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallway</i>							
	<i>Explanation : Strobe Lights, Manual Pull Stations And Horn</i>							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
HTHW/HW	100%			2045	* *	1		B

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		Code
Heating									
	Conversion Equipment								
	Heat Exchanger	100%			2034	* *	1	\$19,300	B
		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	B
Terminal Devices									
	Air Handler	40%			2025	\$79,900	1	\$9,700	B
	Convactor/Radiator	50%			2030	* *	1	\$6,300	B
	Fan Coil Unit/Heat	10%			2025	\$55,400	1	\$1,300	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	* *	1		B
	Conversion Equipment								
	Reciprocating	50%			2025	\$62,800	1	\$9,100	B
	Compr/Chiller								
	Split Unit	40%			2030	* *			B
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : 1st Floor							
		Explanation : 4 Units							
	Window/Wall Unit	10%			2020	\$7,600	1		B
Distribution									
	Chilled Wtr Pipe/Pump	50%			2035	* *	4	\$1,000	B
	No Component	50%							D
Terminal Devices									
	Air Handler/Cool/Ht	40%			2025	\$62,900	1	\$9,700	B
	Fan Coil - Cool/Heat	10%			2025	\$70,100	1	\$1,300	B
	No Component	50%							D
Heat Rejection									
	Air Condenser Unit	50%			2030	* *	2	\$13,600	B
	Remote Air Cond	40%			2030	* *	2	\$10,900	B
	No Component	10%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$34,500	B
Exhaust Fans									
	Interior	50%			2025	\$20,500	2	\$600	B
	Roof	50%			2025	\$14,700	2	\$600	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	* *	1		B
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		B

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
Plumbing									
	Sump Pump(s)								
	Rigid Piping	100%			2025	\$10,500	4	\$2,500	B
Fixtures									
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1-2							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2045	* *	1-5	\$19,700	B
Sprinkler									
	No Component	60%							D
	Generic	40%			2035	* *	1-2	\$4,400	B
Chemical System									
	Generic	100%			2020	\$24,800	1-3	\$55,000	B

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$89,300
Total		\$89,300
Priority A		\$89,300
Total		\$89,300

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture			\$7,000	
Interior Architecture	\$31,600			
Electrical	\$100	\$100	\$100	\$100
Mechanical	\$1,900	\$400	\$700	\$400
Total	\$33,500	\$500	\$7,800	\$500
Priority A			\$7,000	
Priority B	\$16,200	\$500	\$800	\$500
Priority C	\$17,300			
Total	\$33,500	\$500	\$7,800	\$500



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN SERVICE GARAGE

Asset # : 2950

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

Exterior

Exterior Walls

Metal Panel	60%			2045	**	5-10	\$122,800	A
Metal Coiling Doors	15%			2038	**	5	\$14,000	A
Window Wall	25%			2045	**	5	\$27,900	A

Roof

Single Ply Membrane	100%			2030	**	10	\$10,100	A
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Interior

Floors

Cast in Place Concrete	100%			LIFE	**	5	\$31,100	C
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Interior Walls

Gypsum Board	100%			LIFE	**	5-10	\$2,700	C
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Ceilings

Exposed Struc: Steel	95%			LIFE	**	10	\$13,500	B
Gypsum Board	5%			LIFE	**	5-10	\$1,200	B

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

Under 600 Volts

Raceway

Conduit	100%			2035	**	1		B
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Panelboards

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

Thermoplastic	100%			2035	**	1		B
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Motor Controllers

Locally Mounted	100%			2030	**	5		B
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Lighting

Interior Lighting

HID	100%			2025		\$1,600	10	\$200	B
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Egress Lighting

Exit, Battery	100%			2025		\$3,300	10	\$300	B
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Exterior Lighting

HID	100%			2025		\$200	10		B
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Alarm

Security System

No Component	70%								D
Generic	30%			2025		\$4,100	1	\$500	B

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

Location : Outside

Explanation : C C T V Surveillance Camera

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

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 Code
Heating								
Energy Source								
Natural Gas	100%			2045	* *	1		B
Conversion Equipment								
Furnace	100%			2030	* *	1	\$2,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 6 Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,200	B
Exhaust Fans								
Roof	100%			2025	\$3,600	2	\$100	B
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2045	* *	1		B
No Component	80%							D
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Fire Suppression								
Sprinkler								
No Component	20%							D
Generic	80%			2045	* *	1-2	\$1,100	B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$204,100	\$290,000
Interior Architecture	\$123,600	\$77,800
Electrical		\$199,500
Mechanical		\$524,900
Total	\$327,700	\$1,092,200
Priority A	\$204,100	\$290,000
Priority B		\$724,400
Priority C	\$123,600	\$77,800
Total	\$327,700	\$1,092,200

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$27,700		\$2,000	
Interior Architecture	\$64,600		\$12,000	\$4,300
Electrical	\$5,800	\$4,700	\$8,700	\$4,700
Mechanical	\$11,100	\$10,500	\$15,700	\$8,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$117,200	\$23,100	\$46,200	\$25,500
Priority A	\$27,700		\$2,000	
Priority B	\$76,300	\$23,100	\$41,600	\$21,200
Priority C	\$13,100		\$2,700	\$4,300
Total	\$117,200	\$23,100	\$46,200	\$25,500



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
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 Code	
Exterior									
Exterior Walls									
Metal Coiling Doors	2%			2038	**	5	\$3,900	A	
Stucco Cement	25%	Now	\$86,400	2038	**	5	\$19,700	A	
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	A	
Windows									
Aluminum	100%			2041	**	5	\$2,500	A	
Roof									
Paver: Asphalt	15%	Now	\$26,500	2028	**			A	
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	\$235,500	A	
Interior									
Floors									
Carpet	5%			2021	\$51,700	3	\$8,600	C	
Cast in Place Concrete	20%			LIFE	**	5	\$74,800	C	
Ceramic Tile	3%			2034	**	5	\$2,600	C	
Panel/Paver: Cer/Brk	42%			2041	**	5	\$80,800	C	
Slate	5%			LIFE	**	5	\$9,100	C	
Vinyl Tile	25%			2030	**	3	\$8,000	C	
Interior Walls									
Ceramic Tile	3%			2034	**	5	\$1,800	C	
Concrete Masonry Unit	27%			LIFE	**	5	\$12,800	C	
Gypsum Board	70%			LIFE	**	5-10	\$70,800	C	
Ceilings									
AcousTileSusp.Lay-In	20%			2038	**	5	\$18,600	B	
Exposed Concrete	20%			LIFE	**	5-10	\$23,200	B	
Exposed Concrete	5%			LIFE	**	5-10	\$5,800	B	
Gypsum Board	10%			LIFE	**	5-10	\$31,900	B	
Metal Panel	5%			LIFE	**	5	\$11,600	B	
No Component	40%							D	
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 Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	* *	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 4000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	10%			2035	* *	5		B
Molded Case Bkrs	90%			2035	* *	5	\$1,400	B
Raceway								
Conduit	100%			2035	* *	1		B
Panelboards								
Molded Case Bkrs	100%			2033	* *	5	\$1,500	B
Wiring								
Thermoplastic	100%			2035	* *	1		B
Motor Controllers								
Locally Mounted	100%			2030	* *	5	\$400	B
Ground								
Grounding Devices								
Not Accessible	100%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Point Of Contact Not Visible</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2030	* *	1	\$17,600	B
Generators								
Diesel	100%			2028	* *	1	\$22,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Nameplate Ratings 100 Kw</i>								
Batteries								
Lead/Acid	100%			2018	\$600	5	\$2,100	B
Fuel Storage								
Day Tank	50%			2033	* *	5	\$5,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 75 Gallons Capacity</i>								
Main Tank	50%			2040	* *	5	\$800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 500 Gallons Capacity</i>								
Lighting								

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
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 Code
Lighting								
Interior Lighting								
Fluorescent	30%			2025	\$60,000	10	\$15,700	B
			<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Fluorescent	10%			2025	\$20,000	10	\$5,200	B
			<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Garage</i>					
Fluorescent	10%			2025	\$20,000	10	\$5,200	B
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : 1st Floor</i>					
HID	20%			2025	\$39,700	10	\$400	B
Incandescent	30%			2025	\$60,000	2	\$400	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor</i>					
			<i>Explanation : Decorative Fixtures</i>					
Egress Lighting								
Exit, Service	100%			2020	\$7,900	1		B
Exterior Lighting								
Fluorescent	50%			2025	\$10,000	10	\$2,600	B
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
HID	50%			2020	\$9,900	10	\$100	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2033	**	1	\$6,400	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
			<i>Explanation : C C T V Surveillance Camera</i>					
Fire/Smoke Detection								
Generic, Digital	100%			2033	**			B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Station And Horns</i>					

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
HTHW/HW	100%			2035	**	1		B
Conversion Equipment								
Heat Exchanger	100%			2028	**	1	\$28,300	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room In Administration Building</i>					
			<i>Explanation : Hot Water Comes From Adjacent Building</i>					

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN 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 Code
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2033	* *	4	\$4,200	B
Terminal Devices								
Convactor/Radiator	40%			2030	* *	1	\$7,400	B
Fan Coil Unit/Heat	30%			2025	\$243,300	1	\$5,500	B
Unit Heater-Stm/HW	30%			2025	\$104,900	4	\$2,400	B
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	25%			2025	\$46,000	1	\$6,600	B
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 25%</i>					
			<i>Location : Court Yard</i>					
Window/Wall Unit	10%			2020	\$11,100	1		B
No Component	65%							D
Distribution								
Chilled Wtr Pipe/Pump	25%			2035	* *	4	\$700	B
No Component	75%							D
Terminal Devices								
Fan Coil - Cool/Heat	25%			2025	\$89,700	1	\$4,600	B
No Component	75%							D
Heat Rejection								
Air Condenser Unit	25%			2025	\$9,500	2	\$10,000	B
No Component	75%							D
Ventilation								
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2-5	\$12,600	B
No Component	75%							D
Exhaust Fans								
Wall Unit	50%			2020	\$41,000	2	\$900	B
No Component	50%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Pool Filter/Treatment								
Sand	100%			2030	* *	4	\$14,200	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : For Pond Use</i>					
Fixtures								
Generic	100%							B
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 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 Code
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : B-1</i>									
<i>Explanation : Two Freight Hoists</i>									
Fire Suppression									
Standpipe									
	Generic	100%			2045	* *	1-5	\$28,800	B

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$163,600
Interior Architecture	\$55,800	\$55,800
Total	\$55,800	\$219,400
Priority A		\$163,600
Priority C	\$55,800	\$55,800
Total	\$55,800	\$219,400

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$31,200			
Interior Architecture	\$101,600			
Electrical	\$800	\$800	\$400	\$500
Mechanical	\$13,800	\$9,700	\$12,100	\$10,000
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$155,200	\$18,400	\$20,400	\$18,300
Priority A	\$31,200			
Priority B	\$79,600	\$18,400	\$20,400	\$18,300
Priority C	\$44,400			
Total	\$155,200	\$18,400	\$20,400	\$18,300



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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN VISITOR CENTER

Asset # : 14730

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

Exterior

Exterior Walls

Cast in Place Concrete	10%			LIFE	**	5	\$62,300	A
Stucco Cement	20%			2045	**	5	\$31,200	A
Window Wall	70%			2055	**	5	\$163,600	A

Windows

Metal Louvers	20%			2040	**	10		A
No Component	80%							D

Roof

Metal Panel	20%			2045	**	10	\$15,400	A
Single Ply Membrane	80%			2035	**	10	\$33,500	A

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

Location : Throughout

Explanation : Green Roof With Plantings

Interior

Floors

Cast in Place Concrete	80%			LIFE	**	5	\$111,500	C
Mosaic Tile	3%			2045	**	5	\$2,400	C
Quarry Tile	7%			2045	**	5	\$3,300	C
Wood	10%			2065	**	5	\$6,000	C

Interior Walls

Ceramic Tile	5%			2040	**	5	\$2,200	C
Concrete Masonry Unit	35%			LIFE	**	5	\$12,600	C
Fiberglass Panel	10%			LIFE	**	10	\$1,100	C
Glass: Single Pane	5%			LIFE	**	5	\$3,400	C
Gypsum Board	35%			LIFE	**	5-10	\$26,800	C
Wood	10%			LIFE	**	5	\$36,000	C

Ceilings

AcousTileSusp.Lay-In	15%			2045	**	5	\$4,800	B
Exposed Struc: Steel	35%			LIFE	**	10	\$22,300	B
Gypsum Board	50%			LIFE	**	5-10	\$54,800	B

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2051	**	5	\$100	B
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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	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : 30 Kva, 208/120 Volts

Switchgear / Switchboard

Fused Disc Sw	100%			2051	**	5	\$100	B
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Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN 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 Code
Under 600 Volts								
Raceway								
Conduit	100%			2051	* *	1		B
Panelboards								
Fused Disc Sw	30%			2047	* *	5	\$100	B
Molded Case Bkrs	70%			2047	* *	5	\$400	B
Wiring								
Thermoplastic	100%			2051	* *	1		B
Motor Controllers								
Locally Mounted	10%			2042	* *	5		B
Variable Frequency Drive	90%			2042	* *			B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$600	B
Lighting								
Interior Lighting								
Fluorescent	20%			2033	* *	10	\$3,900	B
	<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Fluorescent	20%			2033	* *	10	\$3,900	B
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
Incandescent	60%			2033	* *	2	\$300	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : Halogen Lamps</i>							
Egress Lighting								
Emergency, Battery	50%			2033	* *	10	\$2,600	B
Exit, LED	50%			2060	* *	1		B
Exterior Lighting								
HID	100%			2033	* *	10	\$100	B
Alarm								
Security System								
No Component	50%							D
Generic	50%			2033	* *	1	\$4,000	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways, Galleries, Outside</i>							
	<i>Explanation : C C T V Surveillance Cameras</i>							
Fire/Smoke Detection								
Generic, Digital	100%			2033	* *			B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors</i>							

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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
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 Code
Heating								
Energy Source								
Electricity	50%			2051	**	1		B
Natural Gas	50%			2051	**	1		B
Conversion Equipment								
Heat Pump	50%			2029	**	2		B
Hot Water Boiler	50%			2042	**	1		B
Other Observation, Extent : Light, Area Affected : 50%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	50%			2047	**	4	\$500	B
No Component	50%							D
Terminal Devices								
Air Handler	50%			2033	**	1	\$6,600	B
Fan Coil Unit/Heat	50%			2030	**	1	\$3,400	B
Air Conditioning								
Energy Source								
Electricity	100%			2047	**	1		B
Conversion Equipment								
Heat Pump	100%			2029	**	2	\$1,300	B
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement								
Terminal Devices								
Fan Coil - Cool/Heat	100%			2033	**	1	\$6,900	B
Heat Rejection								
Air Condenser Unit	100%			2033	**	2	\$14,800	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$18,800	B
Exhaust Fans								
Interior	100%			2033	**	2	\$700	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2051	**	1		B
Water Heater								
Gas Fired	100%			2024	\$4,700	2	\$300	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Submersible	100%			2020	\$6,300	4	\$2,500	B
Backflow Preventer								
Generic	100%			2033	**	1	\$1,300	B
Fixtures								
Generic	100%							B
Vertical Transport								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN 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 Code
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			C
Other Observation, Extent : Light, Area Affected : 100%									
Location : B,I									
Explanation : 2 Units									
Fire Suppression									
Sprinkler									
	Generic	100%			2051	* *	1-2	\$6,000	B
Chemical System									
	Generic	100%			2024	\$24,800	1-3	\$50,600	B

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 : **11-Mar-2009** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,1m,2**
Block : **1229** **Lot** : **1** **BIN** : **3031049**

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$337,200	\$249,400
Interior Architecture		\$184,300
Electrical	\$56,700	\$244,100
Mechanical	\$66,500	\$1,898,700
Total	\$460,400	\$2,576,500
Priority A	\$337,200	\$249,400
Priority B	\$123,200	\$2,142,800
Priority C		\$184,300
Total	\$460,400	\$2,576,500

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$20,600		\$5,500	
Interior Architecture	\$31,900		\$23,700	\$555,600
Electrical	\$9,800	\$7,200	\$53,700	\$7,200
Mechanical	\$68,600	\$36,900	\$47,900	\$23,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$134,800	\$48,100	\$134,700	\$590,000
Priority A	\$20,600		\$5,500	
Priority B	\$82,300	\$48,100	\$113,300	\$34,400
Priority C	\$31,900		\$15,900	\$555,600
Total	\$134,800	\$48,100	\$134,700	\$590,000



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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
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 Code	
Exterior									
Exterior Walls									
Cast in Place Concrete	20%			LIFE	**	5	\$110,700	A	
Metal Panel	10%			2050	**	5-10	\$76,100	A	
Mosaic Tile	60%	Now	\$100,900	2046	**			A	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : EAST FACADE, NEW ADDITION									
Window Wall	10%			2050	**	5	\$41,500	A	
Windows									
Metal Louvers	3%			2035	**	10	\$1,600	A	
Steel	10%			2028	**	5	\$11,000	A	
No Component	87%							D	
Other Observation, Extent : Light, Area Affected : 0%									
Location : Throughout									
Explanation : All Windows Are Fixed									
Parapets									
Cast in Place Concrete	40%			LIFE	**	5	\$15,900	A	
Glazed Ceramic Panel	52%			2050	**	5-10	\$21,100	A	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : New Addition									
Explanation : This Component Is Actually Mosaic Tiles.									
Metal Panel	3%			2050	**	5	\$400	A	
Stucco Cement	5%	Now	\$500	2033	**	5	\$200	A	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Whale Wall									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Whale Wall									
Roof									
IRMA/Protected Membrane	25%	Now	\$236,400	2030	**			A	
Broken Paver Blocks, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%									
Location : Over Mezzanine									
Paver Block Ballast, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Offices, Exhibit Area, And Service Tube Near Elevator									
Panel/Paver: Cer/Brk	15%	Now	\$20,100	2030	**			A	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : At Stage									
Quarry Tile	50%			LIFE	**			A	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : New Additon									
Explanation : This Component Is Actually Mosaic Tiles.									
Single Ply Membrane	5%			2030	**	10	\$6,300	A	
Sloped Glazing	5%			LIFE	**	5	\$83,400	A	

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
Interior								
Floors								
Carpet	28%			2019	\$523,700	3	\$86,600	C
Carpet	12%			2022	\$224,400	3	\$37,100	C
Cast in Place Concrete	5%			LIFE	**	5	\$16,900	C
Cast in Place Concrete	5%			LIFE	**	5	\$16,900	C
Ceramic Tile	5%			2033	**	5	\$7,700	C
Vinyl Tile	5%			2025	\$62,300	3	\$3,900	C
Vinyl Tile	25%			2030	**	3	\$14,500	C
Wood	5%			2048	**	5	\$14,500	C
Wood	10%			2060	**	5	\$29,000	C
Interior Walls								
Cast in Place Concrete	15%			LIFE	**			C
Ceramic Tile	3%			2035	**	5	\$4,800	C
Concrete Masonry Unit	5%			LIFE	**	5	\$3,200	C
Glass: Single Pane	2%			LIFE	**	5	\$2,400	C
Gypsum Board	10%			LIFE	**	5	\$9,600	C
Gypsum Board	50%			LIFE	**	5	\$48,200	C
Masonry: Brick	5%			LIFE	**			C
Wood	10%			LIFE	**	5	\$64,200	C
Ceilings								
AcousTileSusp.Lay-In	10%			2033	**	5	\$15,500	B
AcousTileSusp.Lay-In	25%			2040	**	5	\$38,600	B
Exposed Concrete	5%			LIFE	**	5	\$1,200	B
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Service Tube Near Elevator</i>								
Exposed Struc: Steel	25%			LIFE	**			B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices, Exhibit Area</i>								
Exposed Struc: Steel	20%			LIFE	**			B
Exposed Struc: Wood	5%			LIFE	**			B
Gypsum Board	10%			LIFE	**	5	\$19,300	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	95%			2050	**	5	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Recently Installed; Main Service Protector Rated @ 4000 Amperes.</i>								
Under Construction	5%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Photovoltaic System Is Under Construction</i>								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN CHILDREN'S MUSEUM
Asset # : 2601

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	50%			2020	\$25,200	5	\$200	B
Fused Disc Sw	50%			2050	* *	5	\$200	B
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	50%			2050	* *	1		B
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Conduit	50%			2030	* *	1		B
Panelboards								
Fused Disc Sw	15%			2045	* *	5	\$400	B
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Molded Case Bkrs	40%			2045	* *	5	\$1,100	B
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Molded Case Bkrs	45%			2028	* *	5	\$1,200	B
Wiring								
Thermoplastic	50%			2030	* *	1		B
Thermoplastic	50%			2050	* *	1		B
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Motor Controllers								
Locally Mounted	50%			2040	* *	5	\$300	B
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Locally Mounted	50%			2018	\$56,700	5	\$300	B
Ground								
Grounding Devices								
Not Accessible	100%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Metal Water Pipe ;point Of Contact Not Visible Covered With Insulation.</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	* *	1	\$31,800	B
Generators								
Diesel	100%			2033	* *	1	\$40,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : 250kw Cummins Genset</i>								
Batteries								
Lead/Acid	100%			2016	\$600	5	\$3,800	B
Fuel Storage								
Main Tank	100%			2055	* *	5	\$3,000	B

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN CHILDREN'S MUSEUM
Asset # : 2601

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

Lighting

Interior Lighting

Fluorescent	35%			2028	* *	10	\$33,200	B
Fluorescent	48%			2020	\$173,400	10	\$45,500	B
HID	2%			2028	* *	10	\$100	B
Incandescent	15%			2028	* *	2	\$300	B

Egress Lighting

Emergency, Battery	50%			2028	* *	10	\$12,500	B
Exit, LED	50%			2055	* *	1		B

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

Heating

Energy Source

Electricity	20%			2030	* *	1		B
Natural Gas	80%			2030	* *	1		B

Other Observation, Extent : Light, Area Affected : 20%

Location : Underground Wells

Explanation : Some (20%) Of The Energy Is Stored In A Geothermal System

Conversion Equipment

Furnace	20%			2020	\$23,900	1	\$10,200	B
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Other Observation, Extent : Light, Area Affected : 100%

Location : One Compressor Burnt Out

Explanation : ELECTRIC PREHEAT COILS IN DUCTS

Heat Exchanger	20%			2033	* *	1	\$10,200	B
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Other Observation, Extent : Light, Area Affected : 20%

Location : Boiler Room

Explanation : Geothermal Heat/cooling

Hot Water Boiler	60%	2-4	\$13,200	2025	\$132,100	1	\$27,600	B
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Corroded, Extent : Moderate, Area Affected : 20%

Location : Tubes And Headers

Distribution

Hot Wtr Piping/Pump	100%			2036	* *	4	\$7,600	B
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Terminal Devices

Air Handler	80%			2025	\$422,300	1	\$51,100	B
Convactor/Radiator	20%			2033	* *	1	\$6,700	B

Air Conditioning

Energy Source

Electricity	100%			2036	* *	1		B
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Conversion Equipment

Reciprocating Compr/Chiller	100%	Now	\$66,500	2020	\$332,300	1	\$43,100	B
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Broken, Extent : Moderate, Area Affected : 25%

Location : One Compressor Burnt Out

Distribution

Chilled Wtr Pipe/Pump	100%			2030	* *	4	\$5,100	B
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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 Code
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	100%			2025	\$415,800	1	\$63,900	B
Heat Rejection								
Air Condenser Unit	100%			2020	\$195,600	2	\$71,900	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$57,600	B
Exhaust Fans								
Interior	100%			2025	\$108,200	2	\$3,200	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2025	\$292,400	1		B
Water Heater								
Gas Fired	100%	0-2	\$22,800	2020	\$22,800	2	\$1,200	B
<i>Leak Evident, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Machinery Room</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2020	\$10,500	4	\$2,500	B
Pool Filter/Treatment								
Sand	100%			2033	* *	4	\$38,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Compressor Burnt Out</i>								
<i>Explanation : Elaborate Water System For Interior Display</i>								
Sewage Ejector(s)								
Electric	100%			2025	\$10,500	4	\$2,500	B
Backflow Preventer								
Generic	100%			2028	* *	1	\$6,300	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1-2</i>								
<i>Explanation : 1 Unit</i>								

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Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$733,500	\$304,300
Interior Architecture	\$607,100	\$426,200
Electrical		\$1,143,100
Mechanical	\$58,700	\$2,527,900
Total	\$1,399,300	\$4,401,500
Priority A	\$733,500	\$304,300
Priority B	\$383,500	\$3,858,900
Priority C	\$282,400	\$238,400
Total	\$1,399,300	\$4,401,500

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$127,500	\$5,000	\$36,100	
Interior Architecture	\$113,100		\$57,900	\$8,900
Electrical	\$29,500	\$14,400	\$17,900	\$16,600
Mechanical	\$57,200	\$44,900	\$52,800	\$52,200
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$339,200	\$76,100	\$176,600	\$89,500
Priority A	\$127,500	\$5,000	\$36,100	
Priority B	\$123,700	\$71,100	\$113,900	\$80,600
Priority C	\$88,100		\$26,600	\$8,900
Total	\$339,200	\$76,100	\$176,600	\$89,500



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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 Code	
Exterior									
Exterior Walls									
Cast in Place Concrete	5%	Now	\$57,200	LIFE	* *	5	\$24,400	A	
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	\$91,800	LIFE	* *	5	\$14,600	A	
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	\$7,300	A	
Masonry: Limestone	50%			LIFE	* *	5	\$73,200	A	
Pre-Cast Concrete	10%			LIFE	* *	5	\$63,400	A	
Window Wall	15%			2051	* *	5	\$54,900	A	
Windows									
Aluminum	35%			2047	* *	5	\$10,000	A	
Aluminum	5%	Now	\$62,000	2050	* *	5	\$700	A	
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	A	
Wood	20%	Now	\$166,200	2050	* *	5	\$28,500	A	
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	* *	5-10	\$8,700	A	
Masonry: Limestone	55%			LIFE	* *	5-10	\$34,100	A	
Metal Rail	20%			2038	* *	5-10	\$18,400	A	

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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 Code
Exterior									
Roof									
	Built-Up (BUR)	5%			2030	**	10	\$3,800	A
	IRMA/Protected Membrane	15%			2030	**	10	\$11,400	A
		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	\$26,600	2038	**			A
		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	A
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Sections C And G							
		Explanation : Modified Membrane Under Concrete Pavers							
	Plaza Roof: Stone Panels	15%	Now	\$51,800	2035	**			A
		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	A
	Sloped Glazing	5%			LIFE	**	5	\$100,900	A
	Sloped Glazing	18%			LIFE	**	5	\$363,400	A
Interior									
Floors									
	Carpet	10%			2024	\$471,100	3	\$53,200	C
	Cast in Place Concrete	20%			LIFE	**	5	\$310,400	C
	Ceramic Tile	5%			2034	**	5	\$17,700	C
	Glass Block	5%			2060	**	1		C
	Panel/Paver: Cer/Brk	5%			2041	**	5	\$39,900	C
	Marble Panels	5%			LIFE	**	5	\$26,600	C
	Terrazzo	5%			LIFE	**	5	\$27,700	C
	Vinyl Tile	20%			2030	**	3	\$26,600	C
	Wood	25%			2053	**	5	\$166,300	C
Interior Walls									
	Gypsum Board	25%			LIFE	**	5-10	\$48,600	C
	Plaster	70%			LIFE	**	5-10	\$68,000	C
	Plaster	5%	Now	\$9,500	LIFE	**	5	\$1,700	C
		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 Code

Interior

Ceilings

AcousTileConcealSpLn	15%			2038	**	5	\$62,600	B
AcousTileSusp.Lay-In	25%			2038	**	5	\$83,500	B
Glass: Susp Panels	10%			LIFE	**	10	\$25,000	B
Gypsum Board	20%			LIFE	**	5-10	\$229,600	B
Plaster	5%	Now	\$45,600	LIFE	**	5	\$10,400	B

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	**	5-10	\$143,500	B
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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 Code

Under 600 Volts

Transformers

Dry Type	100%			2038	**	5	\$900	B
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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	B
Molded Case Bkrs	20%	2-4	\$13,300	2055	**	5	\$600	B

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

Location : Electrical Room

Raceway

Conduit	70%			2025		\$60,700	1	B
Conduit	30%			2045	**	1		B

Panelboards

Molded Case Bkrs	70%			2024		\$79,300	5	\$4,400	B
Molded Case Bkrs	30%			2041	**	5	\$1,900		B

Wiring

Thermoplastic	30%			2045	**	1			B
Thermoplastic	50%			2035	**	1			B
Thermoplastic	20%			2025		\$13,600	1		B

Motor Controllers

Locally Mounted	30%			2023		\$170,800	5	\$500	B
Motor Control Center	60%			2038	**	5	\$3,900		B
Variable Frequency Drive	10%			2042	**				B

Stand-by Power

Transfer Switches

Automatic	50%			2030	**	1	\$36,500		B
Automatic	30%			2023		\$3,500	1	\$21,900	B
Automatic	20%			2038	**	1	\$14,600		B

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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 Code
Lighting								
Interior Lighting								
Fluorescent	2%			2033	* *	10	\$4,300	B
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
Fluorescent	6%			2033	* *	10	\$13,000	B
	T-5 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Offices							
Incandescent	90%			2020	\$818,800	2	\$4,700	B
LED	2%			2033	* *			B
Egress Lighting								
Emergency, Service	10%			2030	* *	1		B
Emergency, Service	37%			2020	\$13,300	1		B
Emergency, Battery	3%			2025	\$2,700	10	\$1,700	B
Exit, LED	5%			2053	* *	1		B
Exit, Service	35%			2020	\$12,500	1		B
Exit, Service	10%			2025	\$3,600	1		B
Exterior Lighting								
HID	100%			2030	* *	10	\$700	B
Alarm								
Security System								
No Component	20%							D
Generic	80%			2030	* *	1	\$70,800	B
	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	* *			B
	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 Code
Heating								
Energy Source								
Campus Steam	100%			2035	* *	1		B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : From Wing H								
Distribution								
Steam Piping/Pump	100%			2035	* *	4	\$11,700	B
Terminal Devices								
Air Handler	70%			2025	\$930,600	1	\$102,600	B
Convactor/Radiator	30%			2030	* *	1	\$23,000	B

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 Code
Air Conditioning								
Energy Source								
Electricity	60%			2033	* *	1		B
No Component	40%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Chilled Water From H</i>								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	60%			2025	\$975,600	2	\$8,700	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 60%</i>								
<i>Location : 4 Package Units, Roof</i>								
No Component	40%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Chilled Water Is From H</i>								
Distribution								
Chilled Wtr Pipe/Pump	40%			2035	* *	4	\$4,700	B
No Component	60%							D
Terminal Devices								
Air Handler/Cool/Ht	40%			2025	\$251,400	1	\$58,600	B
No Component	60%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$209,300	B
Exhaust Fans								
Interior	70%			2025	\$190,800	2	\$5,100	B
Roof	30%			2025	\$58,800	2	\$2,200	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sewage Ejector(s)								
Electric	100%			2025	\$11,500	4	\$2,500	B
Backflow Preventer								
Generic	100%			2030	* *	1	\$14,500	B
Fixtures								
Generic	100%							B
Vertical Transport								

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

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM MAIN WINGS C,D,E,F AND G**

Asset # : 4119

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport									
Elevators									
	Geared Traction	50%		LIFE		* *			C
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : B-1							
		Explanation : 1 Unit E Wing							
	Hydraulic	50%		LIFE		* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-2							
		Explanation : 1 Unit C Wing							
Fire Suppression									
Standpipe									
	Generic	100%			2035	* *	1-5	\$119,500	B
Sprinkler									
	No Component	55%							D
	Generic	45%			2045	* *	1-2	\$29,900	B
Fire Pump									
	Generic	100%			2028	* *	1	\$44,300	B
Chemical System									
	Generic	100%			2020	\$27,200	1-3	\$55,000	B

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$630,400	\$467,800
Interior Architecture	\$271,600	\$65,200
Electrical		\$325,200
Total	\$902,000	\$858,300
Priority A	\$630,400	\$467,800
Priority B	\$91,300	\$325,200
Priority C	\$180,300	\$65,200
Total	\$902,000	\$858,300

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$67,800		\$32,200	
Interior Architecture	\$4,700		\$70,100	\$3,000
Electrical	\$10,800	\$4,100	\$4,600	\$4,800
Mechanical	\$34,300	\$14,800	\$18,800	\$14,800
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$123,500	\$24,800	\$131,600	\$28,500
Priority A	\$67,800		\$32,200	
Priority B	\$51,100	\$24,800	\$59,100	\$25,500
Priority C	\$4,700		\$40,200	\$3,000
Total	\$123,500	\$24,800	\$131,600	\$28,500



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 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 Code	
Exterior									
Exterior Walls									
Masonry: Brick	30%			LIFE	**	5	\$56,000	A	
Masonry: Limestone	65%			LIFE	**	5	\$91,100	A	
Metal Panel	5%			2045	**	5-10	\$32,100	A	
Windows									
Metal Clad	100%			2033	**	5	\$161,500	A	
Parapets									
Masonry: Brick	40%			LIFE	**	5-10	\$13,500	A	
Masonry: Limestone	50%			LIFE	**	5-10	\$30,100	A	
Metal Rail	10%			2038	**	5-10	\$8,900	A	
Roof									
IRMA/Protected Membrane	10%			2030	**	10	\$7,300	A	
Metal Panel	20%			2038	**	10	\$26,800	A	
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	\$50,100	2035	**			A	
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	\$12,800			A	
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	\$112,500	2045	**			A	
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	A	
Sloped Glazing	35%			LIFE	**	5	\$683,100	A	
Interior									
Floors									
Carpet	25%			2024	\$395,900	3	\$44,700	C	
Cast in Place Concrete	25%			LIFE	**	5	\$130,400	C	
Ceramic Tile	5%			2034	**	5	\$6,000	C	
Terrazzo	5%			LIFE	**	5	\$9,300	C	
Vinyl Tile	20%			2030	**	3	\$8,900	C	
Wood	20%			2053	**	5	\$44,700	C	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN 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 Code
Interior								
Interior Walls								
Gypsum Board	35%			LIFE	* *	5-10	\$92,200	C
Plaster	65%			LIFE	* *	5-10	\$85,600	C
Ceilings								
AcousTileSusp.Lay-In	50%			2038	* *	5	\$59,600	B
Gypsum Board	20%			LIFE	* *	5-10	\$82,000	B
Plaster	30%			LIFE	* *	5-10	\$61,500	B
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	* *	5	\$300	B
Raceway								
Conduit	90%			2025	\$37,000	1		B
Conduit	10%			2045	* *	1		B
Panelboards								
Molded Case Bkrs	20%			2041	* *	5	\$400	B
Molded Case Bkrs	80%			2024	\$20,100	5	\$1,400	B
Wiring								
Thermoplastic	10%			2045	* *	1		B
Thermoplastic	90%			2025	\$27,500	1		B
Motor Controllers								
Locally Mounted	100%			2023	\$53,400	5	\$500	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2023	\$9,200	1	\$20,900	B
Lighting								
Interior Lighting								
Fluorescent	10%			2020	\$26,100	10	\$6,200	B
T-12 Lamps, Extent : Moderate, Area Affected : 100%								
Location : Offices								
Incandescent	90%			2020	\$234,800	2	\$1,400	B
Egress Lighting								
Emergency, Service	50%			2020	\$5,100	1		B
Exit, Service	50%			2020	\$5,100	1		B
Exterior Lighting								
HID	100%			2030	* *	10	\$200	B
Alarm								
Security System								
No Component	20%							D
Generic	80%			2030	* *	1	\$20,300	B
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 Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Alarm

Fire/Smoke Detection
Generic, Digital

100% 2030 * * B
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 Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Heating

Energy Source
Campus Steam

100% 2035 * * 1 B
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout
Explanation : Steam Is From H Wing

Distribution

Steam Piping/Pump

100% 2045 * * 4 \$5,000 B
Other Observation, Extent : Severe, Area Affected : 100%
Location : Throughout
Explanation : Heat Supply From H Wing

Terminal Devices

Air Handler

80% 2030 * * 1 \$33,600 B

Convactor/Radiator

20% 2038 * * 1 \$4,400 B

Air Conditioning

Distribution

Chilled Wtr Pipe/Pump

100% 2035 * * 4 \$3,400 B

Terminal Devices

Air Handler/Cool/Ht

100% 2030 * * 1 \$42,000 B

Ventilation

Distribution

Ductwork/Diffusers

100% LIFE * * 2-5 \$60,000 B

Exhaust Fans

Interior

100% 2030 * * 2 \$2,100 B

Plumbing

H/C Water Piping

Brass/Copper

100% 2045 * * 1 B

Sanitary Piping

Cast Iron

100% LIFE * * 1 B

Storm Drain Piping

Cast Iron

100% LIFE * * 1 B

Fixtures

Generic

100% B

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 Code
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : 1-5</i>									
<i>Explanation : 1 Unit B Wing</i>									
Fire Suppression									
Standpipe									
	Generic	100%			2045	* *	1-5	\$34,300	B
Sprinkler									
	Generic	100%			2045	* *	1-2	\$19,000	B
Fire Pump									
	Generic	100%			2034	* *	1	\$12,700	B

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$674,500	\$1,201,700
Interior Architecture	\$601,700	\$413,400
Electrical	\$47,200	\$358,300
Mechanical	\$128,100	\$1,034,200
Total	\$1,451,600	\$3,007,500
Priority A	\$674,500	\$1,201,700
Priority B	\$375,200	\$1,506,600
Priority C	\$401,900	\$299,200
Total	\$1,451,600	\$3,007,500

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$2,900			
Interior Architecture	\$61,200		\$27,400	\$10,400
Electrical	\$14,500	\$8,500	\$10,100	\$9,800
Mechanical	\$78,700	\$38,600	\$64,400	\$41,200
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$181,000	\$70,800	\$125,600	\$85,100
Priority A	\$2,900			
Priority B	\$130,300	\$70,800	\$107,400	\$74,700
Priority C	\$47,900		\$18,300	\$10,400
Total	\$181,000	\$70,800	\$125,600	\$85,100



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 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 Code
Exterior								
Exterior Walls								
Pre-Cast Concrete	100%	Now	\$345,900	LIFE	**	5	\$653,800	A
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	\$161,700	2041	**	5	\$9,300	A
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	**	5-10	\$3,300	A
Pre-Cast Concrete	95%	Now	\$69,100	LIFE	**	5	\$58,400	A
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	\$97,900	2025	\$489,500			A
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	A
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	\$242,500	3	\$27,400	C
Cast in Place Concrete	10%			LIFE	**	5	\$53,300	C
Ceramic Tile	5%			2034	**	5	\$6,100	C
Terrazzo	10%			LIFE	**	5	\$19,000	C
Vinyl Tile	60%			2030	**	3	\$27,400	C
Interior Walls								
Ceramic Tile	5%			2034	**	5	\$14,700	C
Concrete Masonry Unit	10%			LIFE	**	5	\$23,500	C
Gypsum Board	70%			LIFE	**	5-10	\$349,100	C
Wood	15%			LIFE	**	5	\$352,100	C

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Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM 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 Code

Interior

Ceilings

AcousTileSusp.Lay-In	15%			2038	**	5	\$18,300	B
Exposed Concrete	10%			LIFE	**	5-10	\$15,200	B
Gypsum Board	75%			LIFE	**	5-10	\$313,900	B

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

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2035	**	5	\$200	B
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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	B
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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	B
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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	B
Molded Case Bkrs	10%			2045	**	5	\$200	B

Raceway

Conduit	70%			2025	\$28,800	1		B
Conduit	20%			2035	**	1		B
Conduit	10%			2045	**	1		B

Panelboards

Fused Disc Sw	5%			2041	**	5	\$100	B
Molded Case Bkrs	20%			2041	**	5	\$500	B
Molded Case Bkrs	25%			2033	**	5	\$600	B
Molded Case Bkrs	50%			2024	\$15,700	5	\$1,100	B

Wiring

Thermoplastic	20%			2045	**	1		B
Thermoplastic	60%			2035	**	1		B
Thermoplastic	20%			2025	\$6,100	1		B

Motor Controllers

Locally Mounted	5%			2023	\$4,400	5		B
Motor Control Center	60%			2030	**	5	\$1,400	B
Motor Control Center	30%			2038	**	5	\$700	B
Variable Frequency Drive	5%			2038	**			B

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
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 Code
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	30%			2038	* *	1	\$7,900	B
Automatic	50%			2030	* *	1	\$13,200	B
Automatic	20%			2023	\$1,800	1	\$5,300	B
Generators								
Diesel	100%			2034	* *	1	\$33,200	B
<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	\$700	5	\$3,200	B
Fuel Storage								
Day Tank	50%			2041	* *	5	\$8,000	B
<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	B
<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	\$197,700	10	\$47,200	B
<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	40%			2020	\$131,800	2	\$800	B
Egress Lighting								
Emergency, Service	10%			2030	* *	1		B
Emergency, Service	40%			2020	\$5,200	1		B
Exit, Service	30%			2020	\$3,900	1		B
Exit, Service	20%			2030	* *	1		B
Exterior Lighting								
HID	100%			2030	* *	10	\$300	B
Alarm								
Security System								
No Component	20%							D
Generic	80%			2030	* *	1	\$25,700	B
<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>								

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WING H
Asset # : 4121

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

Alarm

Fire/Smoke Detection
Generic, Digital

100% 2030 * * B
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 Code

Heating

Energy Source
Interruptible Gas/Dual
Fuel

100% 2045 * * 1 B

Conversion Equipment
Steam Boiler

100% 2030 * * 1 \$85,000 B
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 B

Terminal Devices

Air Handler

60% 2025 \$288,900 1 \$31,900 B

Convactor/Radiator

20% 2030 * * 1 \$5,500 B

Fan Coil Unit/Heat

20% 2025 \$267,400 1 \$5,500 B

Air Conditioning

Energy Source
Electricity

100% 2041 * * 1 B

Conversion Equipment
Centrifugal, Compressor
Turbine

100% 2034 * * 1 \$92,900 B

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 B

Terminal Devices

Air Handler/Cool/Ht

100% 2025 \$379,300 1 \$53,100 B

Heat Rejection

Water Cool Tower

50% 2026 * * 2 \$43,200 B

Water Cool Tower

50% 2019 \$128,100 2 \$43,200 B

Ventilation

Distribution

Ductwork/Diffusers

100% LIFE * * 2-5 \$75,800 B

Exhaust Fans

Interior

100% 2025 \$98,700 2 \$2,600 B

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WING H
Asset # : 4121

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
H/C Water Piping Brass/Copper	100%			2035	* *	1		B
HW Heat Exchanger Low Temp	100%			2051	* *	4	\$8,500	B
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s) Submersible	100%			2018	\$7,000	4	\$2,500	B
Sewage Ejector(s) Electric	100%			2030	* *	4	\$1,600	B
Backflow Preventer Generic	100%			2025	\$8,700	1	\$5,300	B
Fixtures Generic	100%							B
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : (2) B-5 Passenger (1) B-6 Staff (1) B-6 Freight</i> <i>Explanation : 4 Units (2 Passenger, 1 Staff, 1 Freight)</i>								
Fire Suppression								
Standpipe Generic	100%			2035	* *	1-5	\$43,300	B
Sprinkler Generic	100%			2045	* *	1-2	\$24,000	B
Fire Pump Generic	100%			2028	* *	1	\$16,000	B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$674,900	\$609,700
Interior Architecture	\$929,600	\$1,058,100
Electrical		\$421,400
Mechanical	\$73,800	\$151,800
Total	\$1,678,300	\$2,241,000
Priority A	\$674,900	\$609,700
Priority B	\$415,500	\$924,500
Priority C	\$588,000	\$706,700
Total	\$1,678,300	\$2,241,000

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$39,500		\$11,100	
Interior Architecture	\$40,500		\$61,300	\$6,700
Electrical	\$51,000	\$48,900	\$28,800	\$29,400
Mechanical	\$174,700	\$94,900	\$182,600	\$124,400
Elevators/Escalators	\$154,800	\$154,800	\$154,800	\$154,800
Total	\$460,500	\$298,600	\$438,700	\$315,200
Priority A	\$39,500		\$11,100	
Priority B	\$404,900	\$298,600	\$388,600	\$308,600
Priority C	\$16,100		\$39,000	\$6,700
Total	\$460,500	\$298,600	\$438,700	\$315,200



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
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 Code
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$381,200	A
Masonry: Brick	20%			LIFE	**	5	\$97,600	A
Masonry: Brick	60%			LIFE	**	5	\$292,800	A
Sidewalk Shed in Use, Extent : Moderate, Area Affected : 25%								
Location : First Floor Level								
Masonry: Granite	3%			LIFE	**	5	\$11,000	A
Window Wall	7%			2051	**	5	\$64,000	A
Recent Construction, Extent : Light, Area Affected : 100%								
Location : Elevator Hall								
Windows								
Wood	70%			2041	**	5	\$258,700	A
Wood	30%			2033	**	5	\$110,900	A
Parapets								
Cast Stone/Terra Cotta	50%			LIFE	**	5-10	\$143,400	A
Metal Cornice	30%			2040	**	10	\$9,800	A
Metal/Glass Curt Wall	10%			2051	**	5	\$3,900	A
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	\$18,200	A
Roof								
Plaza Roof: Stone Panels	40%			2051	**			A
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Plaza Roof/ Garden Over The 8th Floor								
Explanation : Rencent Replacement								
Skylight, Metal/Glass	5%			2045	**	10	\$12,900	A
Under Construction	55%							D
Interior								
Floors								
Carpet	10%			2024	\$592,200	3	\$66,900	C
Cast in Place Concrete	5%			LIFE	**	5	\$97,600	C
Ceramic Tile	3%			2034	**	5	\$13,400	C
Terrazzo	2%			LIFE	**	5	\$13,900	C
Vinyl Tile	10%			2033	**	3	\$16,700	C
Vinyl Tile	20%			2030	**	3	\$33,500	C
Wood	10%			2053	**	5	\$83,600	C
Wood	40%			2065	**	5	\$334,500	C
Recent Replace Evident, Extent : Light, 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

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 Code

Interior

Interior Walls

Cast in Place Concrete	5%			LIFE	**	10	\$56,800	C
Concrete Masonry Unit	5%			LIFE	**	5	\$18,200	C
Gypsum Board	15%			LIFE	**	5-10	\$115,800	C
Gypsum Board	40%			LIFE	**	5-10	\$308,900	C

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Throughout*

Plaster	15%			LIFE	**	5-10	\$57,900	C
Plaster	15%			LIFE	**	5-10	\$57,900	C
Wood	5%			LIFE	**	5	\$181,700	C

Ceilings

AcousTileSusp.Lay-In	10%			2038	**	5	\$44,600	B
AcousTileSusp.Lay-In	35%			2045	**	5	\$156,200	B

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Throughout*

Exposed Concrete	5%			LIFE	**	5-10	\$27,900	B
Gypsum Board	10%			LIFE	**	5-10	\$153,400	B
Gypsum Board	10%			LIFE	**	5-10	\$153,400	B

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Throughout*

Plaster	15%			LIFE	**	5-10	\$115,000	B
Plaster	15%			LIFE	**	5-10	\$115,000	B

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2051	**	5	\$1,300	B
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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	B
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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	B
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Raceway

Conduit	10%			2025		1		B
Conduit	90%			2051	**	1		B

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

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 Code
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2033	**	5	\$700	B
Fused Disc Sw	10%			2047	**	5	\$700	B
Molded Case Bkrs	70%			2047	**	5	\$5,500	B
Molded Case Bkrs	10%			2024	\$11,300	5	\$800	B
Wiring								
Braided Cloth	10%	0-2	\$13,600	2050	**	1		B
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Upper Floors							
Thermoplastic	90%			2051	**	1		B
Motor Controllers								
Locally Mounted	20%			2030	**	5	\$400	B
Motor Control Center	60%			2042	**	5	\$4,900	B
Variable Frequency Drive	20%			2042	**			B
Ground								
Grounding Devices								
Not Accessible	50%							D
Generic	50%			LIFE	**	5	\$4,400	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$91,700	B
Generators								
Diesel	100%			2038	**	1	\$115,400	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Roof							
	Explanation : Emergency Generator Rated @ 750 Kw							
Batteries								
Lead/Acid	100%			2020	\$700	5	\$11,000	B
Fuel Storage								
Day Tank	50%			2047	**	5	\$27,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Roof							
	Explanation : 275 Gallons Capacity							
Main Tank	50%			2060	**	5	\$4,400	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : 275 Gallons Capacity							

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
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 Code
Lighting								
Interior Lighting								
Fluorescent	20%			2033	* *	10	\$54,700	B
			T-8 Lamps, Extent : Moderate, Area Affected : 100%					
			Location : Throughout The Building					
Fluorescent	30%			2033	* *	10	\$82,000	B
			Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%					
			Location : Corridors					
Fluorescent	10%			2033	* *	10	\$27,300	B
			T-5 Lamps, Extent : Moderate, Area Affected : 100%					
			Location : Upper Floors					
Incandescent	20%			2025	\$228,800	2	\$1,300	B
Incandescent	20%			2033	* *	2	\$1,300	B
			Other Observation, Extent : Moderate, Area Affected : 100%					
			Location : Hallways, Function Rooms					
			Explanation : Halogen Bulbs					
Egress Lighting								
Emergency, Service	40%			2033	* *	1		B
Emergency, Battery	10%			2033	* *	10	\$7,200	B
Exit, LED	50%			2060	* *	1		B
Exterior Lighting								
HID	100%			2033	* *	10	\$900	B
Alarm								
Security System								
No Component	30%							D
Generic	70%			2033	* *	1	\$77,900	B
			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	* *			B
			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 Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2035	* *	1		B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : From Con Ed</i>					

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

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 Code
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2034	* *	5	\$17,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement</i> <i>Explanation : 4 Heater Exchangers Converting Steam To Hot Water</i>								
Distribution								
Hot Wtr Piping/Pump	90%			2033	* *	4	\$19,800	B
Steam Piping/Pump	10%			2035	* *	4	\$1,500	B
Terminal Devices								
Air Handler	40%			2030	* *	1	\$73,700	B
Convactor/Radiator	55%			2038	* *	1	\$52,900	B
Fan Coil Unit/Heat	5%			2030	* *	1	\$4,800	B
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	50%			2028	* *	1	\$161,200	B
<i>R-134a Refrigerant, Extent : Light, Area Affected : 50%</i> <i>Location : Sub Basement</i>								
Centrifugal, Elec Chiller	50%			2038	* *	1	\$161,200	B
<i>R-134a Refrigerant, Extent : Light, Area Affected : 50%</i> <i>Location : Basement</i>								
Distribution								
Chilled Wtr Pipe/Pump	50%			2035	* *	4	\$7,300	B
Chilled Wtr Pipe/Pump	50%			2051	* *	4	\$7,300	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	* *	1	\$184,300	B
Heat Rejection								
Water Cool Tower	100%			2026	* *	2	\$299,900	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$263,100	B
Exhaust Fans								
Interior	15%			2030	* *	2	\$1,400	B
Roof	85%			2030	* *	2	\$7,800	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		B
Water Heater								
Electric	25%			2020	\$12,000	4	\$700	B
No Component	75%							D
HW Heat Exchanger								
Low Temp	100%			2051	* *	4	\$29,500	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B

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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
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 Code
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Submersible	100%			2018	\$7,000	4	\$2,500	B
	Sewage Ejector(s)								
	Electric	100%			2030	* *	4	\$1,600	B
	Backflow Preventer								
	Generic	100%			2025	\$30,100	1	\$18,300	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	60%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Throughout							
		Explanation : 6 Units							
	Hydraulic	40%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Throughout							
		Explanation : 4 Units							
	Escalators								
	Under 20' Rise	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Main Theatre							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2045	* *	1-5	\$150,300	B
	Sprinkler								
	No Component	30%							D
	Generic	70%			2045	* *	1-2	\$58,400	B
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Main Theater							
		Explanation : No Sprinkler							
	Fire Pump								
	Generic	100%			2034	* *	1	\$55,700	B
	Chemical System								
	Generic	100%			2020	\$27,200	1-3	\$55,000	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Kitchens							
		Explanation : 2 Sets							

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$527,600	\$299,300
Electrical		\$70,600
Mechanical		\$314,900
Total	\$527,600	\$684,800
Priority A	\$527,600	\$299,300
Priority B		\$385,500
Total	\$527,600	\$684,800

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$38,000	\$200	\$900	
Interior Architecture	\$206,500		\$2,900	\$3,900
Electrical	\$6,200	\$1,000	\$1,100	\$1,000
Mechanical	\$30,600	\$12,600	\$17,600	\$15,000
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$305,000	\$37,400	\$46,200	\$43,700
Priority A	\$38,000	\$200	\$900	
Priority B	\$115,400	\$37,300	\$44,800	\$39,700
Priority C	\$151,500		\$600	\$3,900
Total	\$305,000	\$37,400	\$46,200	\$43,700



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
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 Code	
Exterior									
Exterior Walls									
Masonry: Brick	35%			LIFE	* *	5	\$193,800	A	
	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	\$145,300	A	
	Recent Repair Evident, Extent : Light, Area Affected : 25%								
	Location : Courtyard, First Floor								
Window Wall	25%			2051	* *	5	\$259,500	A	
	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	\$151,100	2038	* *	5	\$34,600	A	
	Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
	Location : Decorative Wood Studs At Vestibule And Courtyard								
Windows									
Aluminum	10%			2047	* *	5	\$300	A	
	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	\$17,900	2050	* *	5	\$1,000	A	
	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	\$77,200	2050	* *	5	\$13,200	A	
	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								

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

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

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

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 Code	
Exterior									
Parapets									
Masonry: Brick	60%			LIFE	**	5-10	\$2,700	A	
	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	A	
Metal: Cage/Fence	30%			2038	**	5-10	\$1,500	A	
Pre-Cast Concrete	5%			LIFE	**	5	\$400	A	
Roof									
Modified Bitumen	95%	Now	\$17,700	2030	**			A	
	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	A	
Interior									
Floors									
Carpet	25%	Now	\$99,400	2027	**	3	\$11,200	C	
	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	\$3,200	LIFE	**	5	\$3,300	C	
	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	\$11,700	C	
Vinyl Tile	5%	Now	\$13,200	2035	**	3	\$600	C	
	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	\$1,700	C	
Wood	25%			2060	**	5	\$14,000	C	
	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 Code

Interior

Interior Walls

Concrete Masonry Unit	5%			LIFE	**	5	\$1,200	C
Gypsum Board	63%			LIFE	**	5-10	\$32,000	C

Recent Installation, Extent : Light, Area Affected : 100%

Location : Galleries

Masonry: Limestone	2%			LIFE	**	10	\$200	C
Plaster	5%	Now	\$4,200	LIFE	**	5	\$400	C

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

Location : At Southwest Wall Of Theater

Plaster	25%			LIFE	**	5-10	\$6,300	C
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Ceilings

AcousTileSusp.Lay-In	15%			2038	**	5	\$4,600	B
Exposed Concrete	5%			LIFE	**	5-10	\$1,900	B
Exposed Concrete	35%			LIFE	**	5-10	\$13,400	B
Metal Panel	20%			LIFE	**	5	\$15,300	B

Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : Lobby And Cafe

Plaster	15%	Now	\$7,000	LIFE	**	5	\$2,900	B
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Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Theater

Loose/Delam Surface, Extent : Moderate, Area Affected : 10%

Location : Theater

Wood	10%			LIFE	**	5	\$53,600	B
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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 Code

Under 600 Volts

Service Equipment

Air Circuit Breaker	50%			2025		\$8,900	5	\$100	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Serice Switch Rated @ 4000 Amperes

Fused Disc Sw	50%			2045	**	5	\$100	B
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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	B
Molded Case Bkrs	50%	2025	\$11,100	5	\$500	B

Raceway

Conduit	30%			2045	**	1			B
Conduit	70%			2025		\$16,900	1		B

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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 Code
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2041	* *	5		B
Molded Case Bkrs	15%			2024	\$2,800	5	\$100	B
Molded Case Bkrs	80%			2041	* *	5	\$800	B
Wiring								
Braided Cloth	25%	2-4	\$4,200	2050	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	75%			2045	* *	1		B
Motor Controllers								
Locally Mounted	70%			2023	\$70,600	5	\$200	B
Locally Mounted	30%			2038	* *	5	\$100	B
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	\$500	B
Generic	50%			LIFE	* *	5	\$500	B
Lighting								
Interior Lighting								
Fluorescent	5%			2030	* *	10	\$1,700	B
<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 3rd Floor</i>								
Fluorescent	60%			2030	* *	10	\$20,500	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	30%			2030	* *	2	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Galleries</i>								
<i>Explanation : Track Lights</i>								
LED	5%			2030	* *			B
Egress Lighting								
Emergency, Service	50%			2030	* *	1		B
Exit, LED	50%			2053	* *	1		B
Exterior Lighting								
HID	100%			2025	\$14,100	10	\$100	B
Alarm								
Security System								
No Component	30%							D
Generic	70%			2030	* *	1	\$9,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Galleries And Hallways</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	30%							D
Generic, Digital	70%			2030	* *			B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Galleries And Hallways</i>								
<i>Explanation : Strobe Lights, Smoke Detectors , Manual Pull Stations And Horns</i>								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
EL MUSEO DEL BARRIO HECKSCHER BUILDING TENANT
Asset # : 3009

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2051	* *	1		B
		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	B
		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	B
	Steam Piping/Pump	70%			2035	* *	4	\$1,500	B
Terminal Devices									
	Air Handler	30%	Now	\$1,500	2025	\$72,500	1	\$7,200	B
		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	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	* *	1		B
	Conversion Equipment								
	Reciprocating Compr/Chiller	60%			2025	\$91,300	1	\$12,000	B
		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	\$36,900	1		B
Distribution									
	Chilled Wtr Pipe/Pump	60%			2035	* *	4	\$1,300	B
	No Component	40%							D
Terminal Devices									
	Air Handler/Cool/Ht	60%			2025	\$114,200	1	\$16,000	B
		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%							D

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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 Code
Air Conditioning									
	Heat Rejection								
	Air Condenser Unit	60%			2030	* *	2	\$18,000	B
	No Component	40%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$38,000	B
	Exhaust Fans								
	Interior	60%			2025	\$29,700	2	\$800	B
	No Component	40%							D
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	* *	1		B
	HW Heat Exchanger								
	Low Temp	100%			2035	* *	4	\$4,300	B
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Boiler Room In Basement Explanation : Built Into The Boiler								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2020	\$11,500	4	\$2,500	B
	Sewage Ejector(s)								
	Electric	100%			2020	\$11,500	4	\$2,500	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement To 6th Floor Explanation : 4 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2035	* *	1-5	\$21,700	B
	Sprinkler								
	No Component	20%							D
	Generic	80%			2045	* *	1-2	\$9,700	B
	Fire Pump								
	No Component	50%							D
	Generic	50%			2028	* *	1	\$4,000	B

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Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$229,700	\$326,600
Electrical		\$245,700
Mechanical		\$38,900
Total	\$229,700	\$611,300
Priority A	\$229,700	\$326,600
Priority B		\$284,600
Total	\$229,700	\$611,300

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$41,800		\$26,700	
Interior Architecture	\$148,400		\$3,700	\$1,900
Electrical	\$500	\$300	\$400	\$300
Mechanical	\$36,000	\$6,800	\$9,400	\$10,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$230,600	\$11,000	\$44,200	\$16,800
Priority A	\$41,800		\$26,700	
Priority B	\$107,000	\$11,000	\$13,800	\$14,900
Priority C	\$81,800		\$3,700	\$1,900
Total	\$230,600	\$11,000	\$44,200	\$16,800



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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 Code	
Exterior									
Exterior Walls									
Masonry: Brick	83%			LIFE	**	5	\$459,500	A	
Recent Repair Evident, Extent : Light, Area Affected : 25%									
Location : Throughout									
Masonry: Brick Cavity	5%			LIFE	**	5	\$27,700	A	
Masonry: Brownstone	2%			LIFE	**	5	\$8,300	A	
Masonry: Granite	3%			LIFE	**	5	\$12,500	A	
Wood	7%			2030	**	5	\$96,900	A	
Windows									
Aluminum	5%			2041	**	5	\$200	A	
Metal Louvers	2%			2034	**	10	\$400	A	
Steel	3%			2033	**	5	\$1,200	A	
Wood	90%			2041	**	5	\$29,700	A	
Recent Repair Evident, Extent : Light, Area Affected : 50%									
Location : Throughout									
Parapets									
Masonry: Brick	5%			LIFE	**	5-10	\$200	A	
Masonry: Brick Cavity	5%			LIFE	**	5-10	\$200	A	
Masonry: Brownstone	5%			LIFE	**	5-10	\$400	A	
Recent Repair Evident, Extent : Light, Area Affected : 25%									
Location : Coping									
Metal Panel	75%			2045	**	5	\$1,900	A	
Metal Rail	10%			2038	**	5-10	\$1,200	A	
Roof									
Built-Up (BUR)	5%			2030	**	10	\$800	A	
Metal Panel	90%			2038	**	10	\$25,300	A	
Modified Bitumen	5%	Now	\$1,900	2030	**			A	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Mechanical Room									
Interior									
Floors									
Carpet	10%	Now	\$39,700	2027	**	3	\$4,500	C	
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	\$35,400	C	
Ceramic Tile	3%			2034	**	5	\$900	C	
Quarry Tile	3%			2038	**	5	\$1,300	C	
Vinyl Tile	7%			2030	**	3	\$800	C	
Wood	40%			2040	**	5	\$22,500	C	
Repairs in Progress, Extent : Light, Area Affected : 50%									
Location : Auditorium, First Floor Galleries									
Wood	10%			2053	**	5	\$5,600	C	

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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 Code

Interior

Interior Walls

Concrete Masonry Unit	3%			LIFE	**	5	\$700	C
Glass: Single Pane	5%			LIFE	**	5	\$2,200	C
Gypsum Board	20%			LIFE	**	5-10	\$10,200	C
Masonry: Brick	3%			LIFE	**	10	\$300	C
Masonry: Fieldstone	10%			LIFE	**	10	\$1,200	C
Plaster	40%			LIFE	**	5-10	\$10,200	C
Plaster	14%			LIFE	**	5-10	\$3,600	C

Repairs in Progress, Extent : Light, Area Affected : 50%

Location : Gift Shop

Wood	5%			LIFE	**	5	\$11,900	C
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Ceilings

AcousTileSusp.Lay-In	5%			2030	**	5	\$1,500	B
Embossed Metal	50%			LIFE	**	5	\$13,800	B
Exposed Concrete	2%			LIFE	**	5-10	\$800	B
Exposed Struc: Steel	5%	Now	\$33,600	LIFE	**			B

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

Location : Mechanical Penthouse

Gypsum Board	38%			LIFE	**	5-10	\$40,000	B
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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 Code

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2035	**	5	\$100	B
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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	B
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Raceway

Conduit	100%			2035	**	1		B
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Panelboards

Fused Disc Sw	20%			2033	**	5	\$100	B
Molded Case Bkrs	80%			2033	**	5	\$400	B

Wiring

Thermoplastic	100%			2035	**	1		B
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Motor Controllers

Locally Mounted	100%			2030	**	5	\$100	B
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$500	B
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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 Code
Lighting								
Interior Lighting								
Fluorescent	20%			2025	\$13,800	10	\$3,300	B
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Offices							
Fluorescent	5%			2025	\$3,500	10	\$800	B
	T-12 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
Incandescent	75%			2025	\$51,800	2	\$300	B
Egress Lighting								
Emergency, Battery	50%			2025	\$3,400	10	\$2,200	B
Exit, Service	50%			2025	\$1,400	1		B
Exterior Lighting								
HID	100%			2025	\$6,800	10	\$100	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2025	\$17,000	1	\$2,000	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Inside							
	Explanation : C C T V Surveillance Cameras							
Fire/Smoke Detection								
Generic, Digital	100%			2025	\$193,900			B
	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 Code
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%	Now	\$400	2045	* *	1		B
	<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : West Wall</i>							
	<i>Explanation : Outside Vent Needed For Oil Tank Room</i>							
Conversion Equipment								
Hot Water Boiler	100%			2030	* *	1	\$10,300	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
Distribution								
Hot Wtr Piping/Pump	100%			2041	* *	4	\$1,500	B

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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
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 Code
Heating									
	Terminal Devices								
	Air Handler	30%			2030	**	1	\$3,900	B
	Convactor/Radiator	70%	Now	\$14,400	2030	**	1	\$4,200	B
	Leak Evident, Extent : Severe, Area Affected : 30%								
	Location : Various Areas								
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	**	1		B
	Conversion Equipment								
	Under Construction	70%							D
	Under Construction	30%							D
	Terminal Devices								
	Under Construction	100%							D
	Heat Rejection								
	Remote Air Cond	30%			2020	\$38,900	2	\$4,400	B
	No Component	70%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$3,700	LIFE	**	2-5	\$11,600	B
	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	\$1,900	2025	\$19,200	2	\$400	B
	Not in Service, Extent : Severe, Area Affected : 10%								
	Location : All Bath Rooms								
	Roof	20%			2025	\$3,500	2	\$100	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2045	**	1		B
	Water Heater								
	Gas Fired	100%			2020	\$5,000	2	\$300	B
	Sanitary Piping								
	Cast Iron	100%	Now	\$2,400	LIFE	**	1		B
	Blockage /Clogged, Extent : Severe, Area Affected : 10%								
	Location : Underground Sewage Line Below Parking Lot								
	Storm Drain Piping								
	Cast Iron	100%	Now	\$1,500	LIFE	**	1		B
	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	\$11,500	4	\$2,500	B

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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 Code
Plumbing									
	Sewage Ejector(s)								
	Electric	100%			2030	* *	4	\$1,600	B
	Backflow Preventer								
	Generic	100%			2030	* *	1	\$1,100	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B, L, 1-3							
		Explanation : One Unit							
Fire Suppression									
	Sprinkler								
	No Component	40%							D
	Generic	60%			2035	* *	1-2	\$3,500	B
	Chemical System								
	Generic	100%			2020	\$27,200	1-3	\$55,000	B

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$58,500
Total		\$58,500
Priority A		\$58,500
Total		\$58,500

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture		\$1,000		\$22,000
Interior Architecture	\$4,200		\$200	\$300
Electrical	\$300	\$500	\$300	\$6,700
Mechanical	\$1,800	\$2,000	\$1,800	\$2,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$10,300	\$7,500	\$6,300	\$35,000
Priority A		\$1,000		\$22,000
Priority B	\$6,100	\$6,500	\$6,000	\$12,700
Priority C	\$4,200		\$200	\$300
Total	\$10,300	\$7,500	\$6,300	\$35,000



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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN COLLECTION CARE FACILITY

Asset # : 4494

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$400	A
Metal Panel	90%			2044	**	5-10	\$80,500	A
Metal Sect. OHD	5%			2037	**	5	\$2,000	A
Windows								
Aluminum	100%			2040	**	5	\$700	A
Roof								
Slate	100%			LIFE	**			A
<i>Debris Present, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	65%	2-4	\$2,900	LIFE	**	5	\$12,800	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%			2033	**	5	\$500	C
Vinyl Tile	30%	Now	\$1,100	2029	**	3	\$1,000	C
<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	C
<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	**			B
<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	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	**	5		B
<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	B

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN COLLECTION CARE FACILITY

Asset # : 4494

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	100%			2044	**	1		B
Panelboards								
Fused Disc Sw	5%			2040	**	5		B
Molded Case Bkrs	95%			2040	**	5	\$200	B
Wiring								
Thermoplastic	100%			2044	**	1		B
Motor Controllers								
Locally Mounted	100%			2037	**	5		B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	B
Lighting								
Interior Lighting								
Fluorescent	100%			2029	**	10	\$5,500	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2029	**	10	\$700	B
Exit, Service	50%			2029	**	1		B
Exterior Lighting								
HID	100%			2029	**	10		B
Alarm								
Fire/Smoke Detection								
Generic	100%			2029	**	1-3	\$3,700	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		B
Conversion Equipment								
Hot Water Boiler	100%	Now	\$600	2029	**	1	\$2,700	B
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	\$400	B
Terminal Devices								
Air Handler	90%			2029	**	1	\$3,300	B
Fan Coil Unit/Heat	10%			2029	**	1	\$200	B
Air Conditioning								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN COLLECTION CARE FACILITY

Asset # : 4494

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		B
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2029	* *	1	\$3,700	B
	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	B
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,300	B
	Exhaust Fans								
	Interior	100%			2029	* *	2	\$200	B
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2037	* *	1		B
	Water Heater								
	Electric	100%			2022	\$900	4		B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Backflow Preventer								
	Generic	100%			2029	* *	1	\$400	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1-2								
	Explanation : 1 Unit								
Fire Suppression									
	Sprinkler								
	Generic	100%			2044	* *	1-2	\$1,700	B

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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 : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$50,700	
Interior Architecture		\$234,800	
Total		\$285,500	
Priority A		\$50,700	
Priority B		\$75,300	
Priority C		\$159,500	
Total		\$285,500	

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$9,200	\$2,100		\$7,800
Interior Architecture				
Total	\$9,200	\$2,100		\$7,800
Priority A	\$9,200	\$2,100		\$7,800
Priority B				
Priority C				
Total	\$9,200	\$2,100		\$7,800



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 Estimates are rounded to the nearest hundred dollars.

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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 Code
Exterior									
Exterior Walls									
	Masonry: Brick	15%			LIFE	**	5	\$1,300	A
	Wood	85%	Now	\$50,700	2029	**	5	\$18,300	A
	Dry Rot/Decay, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Windows									
	Wood	100%	Now	\$9,200	2032	**	5	\$11,800	A
	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	A
Roof									
	Copper/Terne	15%			2039	**	10	\$2,800	A
	Wood Shingles	85%			2027	**	10	\$2,100	A
Interior									
Floors									
	Wood	100%	Now	\$113,500	2052	**	5	\$5,200	C
	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	\$46,000	LIFE	**	5	\$1,700	C
	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 Code	

Interior

Ceilings

Plaster

100% Now \$75,300 LIFE * * 5 \$3,400 B

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$46,000	
Total	\$46,000	
Priority A	\$46,000	
Total	\$46,000	

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$27,100			
Interior Architecture				\$2,300
Total	\$27,100			\$2,300
Priority A	\$27,100			
Priority C				\$2,300
Total	\$27,100			\$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 Code
Exterior									
Exterior Walls									
	Masonry: Brick	5%			LIFE	**	5	\$100	A
	Masonry: Fieldstone	20%			LIFE	**	5	\$300	A
	Wood	75%	Now	\$10,100	2029	**	5	\$3,600	A
Paint Peeling, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Split/Cracked, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Windows									
	Wood	100%	4+	\$17,000	2032	**	5	\$7,200	A
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Split/Cracked, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Roof									
	Wood Shingles	80%	Now	\$46,000	2039	**			A
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	A
Recent Repair Evident, Extent : Light, Area Affected : 100%									
Location : Various Locations Throughout, 2010									
Interior									
Floors									
	Wood	100%			2039	**	5	\$4,700	C
Interior Walls									
	Plaster	75%			LIFE	**	5	\$500	C
	Wood	25%			LIFE	**	5	\$2,300	C
Ceilings									
	Exposed Struc: Wood	100%			LIFE	**			B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Interior Architecture	\$36,900	
Total	\$36,900	
Priority C	\$36,900	
Total	\$36,900	

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$20,200	\$3,800		\$19,700
Interior Architecture		\$1,100		
Electrical	\$1,000		\$100	\$25,600
Mechanical	\$200	\$200	\$500	\$200
Total	\$21,400	\$5,100	\$600	\$45,600
Priority A	\$20,200	\$3,800		\$19,700
Priority B	\$1,200	\$200	\$600	\$25,800
Priority C		\$1,100		
Total	\$21,400	\$5,100	\$600	\$45,600



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 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 Code

Exterior

Exterior Walls

Masonry: Brick

5% Now \$1,400 LIFE * * 5 \$400 A

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 A

Wood

90% 2029 * * 5 \$39,500 A

Windows

Wood

100% Now \$18,800 2032 * * 5 \$12,000 A

Crwt/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 A

Interior

Floors

Panel/Paver: Cer/Brk

15% 2032 * * 5 \$2,100 C

Wood

85% Now \$36,900 2039 * * 5 \$5,000 C

Deteriorated Finish, Extent : Moderate, Area Affected : 100%

Location : Throughout

Split/Cracked, Extent : Moderate, Area Affected : 25%

Location : Throughout

Interior Walls

Masonry: Fieldstone

15% LIFE * * C

Plaster

60% LIFE * * 5 \$1,100 C

Wood

25% LIFE * * 5 \$6,300 C

Ceilings

Exposed Struc: Wood

35% LIFE * * B

Plaster

65% LIFE * * 5 \$2,600 B

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

Under 600 Volts

Service Equipment

Molded Case Bkrs

100% 2024 \$1,800 5 \$100 B

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

Location : Basement

Explanation : One 100 Amps Main Disconnect Switch

Raceway

Conduit

100% 2024 \$6,500 1 B

Panelboards

Molded Case Bkrs

100% 2023 \$12,600 5 \$100 B

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
Under 600 Volts									
	Wiring								
	Thermoplastic	100%			2024	\$6,100	1		B
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$1,000	LIFE	* *	5	\$100	B
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Ground Rod - Outside								
	Explanation : Corroded								
Lighting									
	Interior Lighting								
	Incandescent	100%			2019	\$22,900	2	\$100	B
	Exterior Lighting								
	Incandescent	100%			2019	\$2,600	2		B

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Natural Gas	100%			2034	* *	1		B
	Conversion Equipment								
	Furnace	100%			2024	\$5,400	1	\$2,100	B
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 1 Unit								
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,400	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	* *	1		B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$261,600	
Electrical		\$124,600	
Mechanical			\$268,900
Total		\$386,200	\$268,900
Priority A		\$261,600	
Priority B		\$124,600	\$268,900
Total		\$386,200	\$268,900

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$49,100			\$3,100
Interior Architecture	\$27,200	\$300	\$600	\$10,000
Electrical		\$800	\$700	\$1,000
Mechanical	\$33,000	\$1,400	\$3,400	\$1,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$113,300	\$6,500	\$8,600	\$19,400
Priority A	\$49,100			\$3,100
Priority B	\$44,100	\$6,200	\$8,000	\$6,300
Priority C	\$20,100	\$300	\$600	\$10,000
Total	\$113,300	\$6,500	\$8,600	\$19,400



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN 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 Code
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$212,600	LIFE	**	5	\$22,600	A
	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	\$7,100	LIFE	**	5	\$900	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Wood	5%			2029	**	5	\$6,300	A
Windows								
Wood	100%	2-4	\$21,100	2040	**	5	\$13,500	A
	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	\$20,900	2034	**	5	\$11,300	A
	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	A
Skylight, Metal/Glass	5%			2044	**	10	\$3,400	A

Interior

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN HISTORICAL MUSEUM

Asset # : 2380

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior									
Floors									
	Carpet	40%	Now	\$18,400	2023	\$92,000	3	\$10,400	C
		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	C
	Vinyl Tile	15%			2029	**	3	\$1,000	C
		Cracking/Crumbling, Extent : Light, Area Affected : 15%							
		Location : Basement							
	Wood	40%			2039	**	5	\$13,000	C
		Deteriorated Finish, Extent : Moderate, Area Affected : 20%							
		Location : Stairs							
Interior Walls									
	Ceramic Tile	5%			2033	**	5	\$300	C
	Concrete Masonry Unit	5%			LIFE	**	5	\$100	C
	Gypsum Board	35%			LIFE	**	5	\$1,100	C
	Masonry: Brick	10%			LIFE	**			C
	Plaster	40%	Now	\$1,700	LIFE	**	5	\$600	C
		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	C
Ceilings									
	Gypsum Board	70%			LIFE	**	5	\$15,200	B
	Plaster	30%	Now	\$7,100	LIFE	**	5	\$3,200	B
		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 Code

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 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 Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2034	* *	5	\$100	B
		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	B
	Raceway								
	Conduit	100%			2034	* *	1		B
	Panelboards								
	Fused Disc Sw	5%			2032	* *	5		B
	Molded Case Bkrs	95%			2032	* *	5	\$300	B
	Wiring								
	Thermoplastic	100%			2034	* *	1		B
	Motor Controllers								
	Locally Mounted	100%			2029	* *	5	\$100	B
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	B
Lighting									
	Interior Lighting								
	Fluorescent	30%			2024	\$13,300	10	\$3,200	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : T-12 Lamps							
	Incandescent	70%			2024	\$31,100	2	\$200	B
	Egress Lighting								
	Emergency, Battery	50%			2024	\$2,200	10	\$1,400	B
	Exit, Service	50%			2024	\$900	1		B
	Exterior Lighting								
	Incandescent	100%			2024	\$4,400	2		B
Alarm									
	Fire/Smoke Detection								
	Generic	100%	Now	\$124,600	2034	* *	1-3	\$6,500	B
		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 Code
Heating									
	Energy Source								
	Natural Gas	100%			2044	* *	1		B

*Note : 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
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 Code	
Heating									
Conversion Equipment									
Hot Water Boiler	100%			2037	* *	1	\$5,700	B	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 2 Units									
Distribution									
Hot Wtr Piping/Pump	100%			2040	* *	4	\$900	B	
Terminal Devices									
Air Handler	75%			2024	\$48,700	1	\$5,400	B	
Convactor/Radiator	25%			2029	* *	1	\$900	B	
Air Conditioning									
Energy Source									
Electricity	100%			2032	* *	1		B	
Conversion Equipment									
Int Pkg Unit - Heating/Cooling	75%	Now	\$18,000	2022	\$179,800	2	\$400	B	
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%							D	
Terminal Devices									
Direct Expansion	15%			2024	\$4,200	1		B	
No Component	85%							D	
Heat Rejection									
Air Condenser Unit	15%			2029	* *	2	\$1,200	B	
Remote Air Cond	75%			2024	\$40,400	2	\$6,000	B	
No Component	10%							D	
Ventilation									
Distribution									
Ductwork/Diffusers	90%			LIFE	* *	2-5	\$5,800	B	
No Component	10%							D	
Plumbing									
H/C Water Piping									
Galv Iron/Steel	100%			2029	* *	1		B	
Water Heater									
Gas Fired	100%			2022	\$2,800	2	\$200	B	
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1		B	
Sump Pump(s)									
Rigid Piping	100%			2024	\$11,500	4	\$2,500	B	
Sewage Ejector(s)									
Electric	100%	Now	\$11,500	2034	* *	4	\$1,600	B	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Fixtures									
Generic	100%							B	

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN HISTORICAL MUSEUM

Asset # : 2380

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		C
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 : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$238,400	
Interior Architecture	\$72,100	
Electrical	\$26,600	\$138,800
Mechanical	\$35,600	\$62,100
Total	\$372,800	\$200,900
Priority A	\$238,400	
Priority B	\$62,200	\$200,900
Priority C	\$72,100	
Total	\$372,800	\$200,900

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$6,100			\$1,300
Interior Architecture	\$33,400			\$400
Electrical	\$53,900	\$700	\$1,000	\$10,700
Mechanical	\$8,600	\$900	\$900	\$1,700
Total	\$102,100	\$1,600	\$1,900	\$14,100
Priority A	\$6,100			\$1,300
Priority B	\$62,600	\$1,600	\$1,900	\$12,300
Priority C	\$33,400			\$400
Total	\$102,100	\$1,600	\$1,900	\$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
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 Code
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%			LIFE	**	5	\$800	A
	Cast Stone/Terra Cotta	3%			LIFE	**	5	\$1,900	A
	Masonry: Brick	75%	Now	\$77,200	LIFE	**	5	\$6,100	A
	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	A
	Repairs in Progress, Extent : Light, Area Affected : 100%								
	Location : Library								
	Masonry: Limestone	2%	Now	\$1,900	LIFE	**	5	\$100	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Window Sills								
	Stucco Cement	3%			2029	**	5	\$600	A
	Wood	5%			2029	**	5	\$2,100	A
Windows									
	Wood	90%	Now	\$161,300	2049	**	5	\$27,600	A
	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	A
	Repairs in Progress, Extent : Light, Area Affected : 100%								
	Location : Library								
Parapets									
	No Component	90%							D
	Under Construction	10%							D

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN OLD PUBLIC SCHOOL 28

Asset # : 2386

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Asphalt Shingle	75%	Now	\$2,800	2027	**			A
	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	A
	Repairs in Progress, Extent : Light, Area Affected : 100%							
	Location : Library							
Copper/Terne	10%	Now	\$1,500	2039	**			A
	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	\$700	2044	**	5	\$100	C
	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	C
Ceramic Tile	5%	Now	\$1,100	2027	**	5	\$300	C
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Vinyl Tile	30%	0-2	\$27,900	2034	**	3	\$1,200	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Wood	5%	Now	\$18,000	2064	**	5	\$500	C
	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	\$54,100	2039	**	5	\$4,900	C
	Deteriorated Finish, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, 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
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 Code
Interior								
Interior Walls								
Gypsum Board	10%			LIFE	* *	5	\$600	C
Masonry: Brick	25%			LIFE	* *			C
Plaster	45%	Now	\$3,700	LIFE	* *	5	\$1,300	C
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	* *			C
Under Construction	10%							D
Ceilings								
Embossed Metal	10%			LIFE	* *	5	\$400	B
Plaster	80%			LIFE	* *	5	\$4,100	B
Under Construction	10%							D

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$1,800	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : One 200 Amps Main Disconnect Switch								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	\$33,200	2054	* *	5		B
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Basement								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Raceway								
Conduit	95%			2024	\$10,100	1		B
Conduit	5%			2034	* *	1		B
Panelboards								
Fused Toggle Switch	50%	2-4	\$12,600	2049	* *	5	\$100	B
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Molded Case Bkrs	50%			2023	\$12,600	5	\$200	B
Wiring								
Braided Cloth	65%	2-4	\$6,500	2049	* *	1		B
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	30%			2024	\$3,000	1		B
Thermoplastic	5%			2034	* *	1		B
Motor Controllers								
Locally Mounted	100%			2022	\$11,600	5	\$100	B

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN OLD PUBLIC SCHOOL 28

Asset # : 2386

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

Ground

Grounding Devices

Generic

100% 2-4 \$1,000 LIFE * * 5 \$200 B

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

Location : Basement

Explanation : Corroded

Lighting

Interior Lighting

Fluorescent

70% 2019 \$26,600 10 \$4,500 B

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

Location : Throughout

Explanation : T-12 Lamps

Fluorescent

30% 2024 \$11,400 10 \$1,900 B

Exterior Lighting

HID

50% 2019 \$2,300 10 B

Incandescent

50% 2019 \$3,200 2 B

Alarm

Fire/Smoke Detection

Generic

100% 2024 \$127,400 1-3 \$7,300 B

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

Heating

Energy Source

Natural Gas

100% 2024 \$6,000 1 B

Conversion Equipment

Steam Boiler

100% Now \$35,600 2044 * * 1 \$6,300 B

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 \$5,100 2034 * * 4 \$300 B

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 \$62,100 1 \$2,000 B

Fan Coil Unit/Heat

10% 2024 \$10,900 1 \$200 B

Air Conditioning

Energy Source

Electricity

100% 2032 * * 1 B

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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 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 Code
Air Conditioning									
	Conversion Equipment								
	Window/Wall Unit	5%			2019	\$800	1		B
	No Component	95%							D
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2034	* *	1		B
	Galv Iron/Steel	80%			2022	\$17,500	1		B
	Water Heater								
	Gas Fired	100%	Now	\$1,700	2024	\$1,700	2	\$100	B
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Boiler Room								
	Sanitary Piping								
	Cast Iron	100%	Now	\$1,600	LIFE	* *	1		B
	Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
	Fixtures								
	Generic	100%							B
	Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
	Location : Throughout								

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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 : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$100,600	
Interior Architecture		\$41,600	
Total		\$142,300	
Priority A		\$100,600	
Priority C		\$41,600	
Total		\$142,300	

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$29,600			\$200
Interior Architecture	\$44,300			\$400
Electrical	\$1,000			\$11,300
Mechanical	\$12,000	\$300	\$600	\$300
Total	\$86,900	\$300	\$700	\$12,200
Priority A	\$29,600			\$200
Priority B	\$28,400	\$300	\$700	\$11,600
Priority C	\$29,000			\$400
Total	\$86,900	\$300	\$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 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 Code
Exterior								
Exterior Walls								
Wood	100%	Now	\$26,200	2029	* *	5	\$4,700	A
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	\$55,500	2049	* *	5	\$7,100	A
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	A
Roof								
Copper/Terne	20%	Now	\$3,400	2052	* *			A
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	\$45,100	2039	* *			A
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Dry Rot/Decay, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Severe, 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
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 Code	
Interior									
Floors									
Carpet	35%	Now	\$11,300	2026	**	3	\$1,300	C	
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	\$2,400	2039	**	5	\$100	C	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Quarry Tile	10%	Now	\$2,900	2037	**	5	\$200	C	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%									
Location : Old Kitchen									
Wood	50%	Now	\$41,600	2064	**	5	\$1,100	C	
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	\$10,800	LIFE	**	5	\$600	C	
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	C	
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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Interior

Ceilings

Plaster

100% Now \$15,400 LIFE * * 5 \$1,200 B
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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2024 \$1,800 5 B
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Basement
Explanation : One 600 Amps Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs

100% 2024 \$16,600 5 \$100 B

Raceway

Conduit

100% 2024 \$6,500 1 B

Panelboards

Fused Disc Sw

10% 2023 \$1,300 5 B

Molded Case Bkrs

90% 2023 \$11,300 5 \$100 B

Wiring

Thermoplastic

100% 2024 \$6,100 1 B

Motor Controllers

Locally Mounted

100% 2022 \$5,800 5 B

Ground

Grounding Devices

Generic

100% 2-4 \$1,000 LIFE * * 5 B
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Basement
Explanation : Corroded

Lighting

Interior Lighting

Incandescent

100% 2019 \$8,800 2 B

Egress Lighting

Emergency, Battery

100% 2019 \$600 10 \$400 B

Exterior Lighting

Incandescent

100% 2019 \$1,500 2 B

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

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
Heating									
	Energy Source								
	Natural Gas	100%			2034	* *	1		B
	Conversion Equipment								
	Hot Water Boiler	100%	0-2	\$3,800	2044	* *	1	\$700	B
	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	\$9,100	1	\$1,000	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2032	* *	1		B
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	100%			2025	\$33,600	2	\$100	B
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2029	* *	1	\$1,000	B
	Heat Rejection								
	Remote Air Cond	100%			2024	\$10,100	2	\$1,100	B
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$900	B
	Exhaust Fans								
	Interior	100%			2024	\$1,900	2	\$100	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	* *	1		B
	Water Heater								
	Gas Fired	100%			2022	\$400	2		B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Submersible	100%			2016	\$7,000	4	\$2,500	B
	Fixtures								
	Generic	100%							B

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$74,000	
Total	\$74,000	
Priority A	\$74,000	
Total	\$74,000	

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$53,600			
Interior Architecture		\$300		\$3,400
Electrical	\$5,900			\$19,100
Mechanical	\$400	\$300	\$300	\$14,100
Total	\$59,900	\$600	\$300	\$36,600
Priority A	\$53,600			
Priority B	\$6,300	\$300	\$300	\$33,400
Priority C		\$300		\$3,100
Total	\$59,900	\$600	\$300	\$36,600



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 Code
Exterior								
Exterior Walls								
Masonry: Brick	85%	0-2	\$9,200	LIFE	* *	5	\$6,400	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Masonry: Fieldstone	5%			LIFE	* *	5	\$300	A
Wood	10%	Now	\$4,800	2029	* *	5	\$1,900	A
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
	Location : South Facade							
	Split/Cracked, Extent : Moderate, Area Affected : 20%							
	Location : South Facade							
Windows								
Wood	100%	Now	\$74,000	2049	* *	5	\$10,400	A
	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	\$18,800	2034	* *	5	\$5,600	A
	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	* *			A
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%							
	Location : Porch							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Porch							
Slate	90%	Now	\$18,800	LIFE	* *			A
	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	\$100	C
Cast in Place Concrete	23%			LIFE	* *	5	\$2,400	C
Ceramic Tile	5%			2027	* *	5	\$200	C
Quarry Tile	5%			2029	* *	5	\$400	C
Wood	65%			2039	* *	5	\$5,900	C

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN SCHWIEBERT HOUSE

Asset # : 2384

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

Interior

Interior Walls

Ceramic Tile	5%			2027	**	5	\$200	C
Masonry: Brick	10%			LIFE	**			C
Plaster	75%			LIFE	**	5	\$1,100	C
Wood	10%			LIFE	**	5	\$1,900	C

Ceilings

AcousTileConcealSpLn	10%			2029	**	5	\$600	B
Plaster	85%			LIFE	**	5	\$2,600	B

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	B
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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 Code

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2024		\$1,600	5		B
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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		\$6,000	1		B
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Panelboards

Fused Toggle Switch	10%	2-4	\$1,100	2049	**	5			B
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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		\$10,300	5	\$100	B
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Wiring

Braided Cloth	70%	2-4	\$3,900	2049	**	1			B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	30%			2024		\$1,700	1		B
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Motor Controllers

Locally Mounted	100%			2022		\$5,300	5		B
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Ground

Grounding Devices

Generic	100%	2-4	\$900	LIFE	**	5	\$100		B
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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 Code

Lighting

Interior Lighting								
Fluorescent	40%			2019	\$6,400	10	\$1,200	B
Incandescent	60%			2019	\$9,600	2		B
Exterior Lighting								
Incandescent	100%			2019	\$1,800	2		B

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

Heating

Energy Source								
Natural Gas	100%			2034	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2029	**	1	\$1,600	B
<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	B
Terminal Devices								
Convactor/Radiator	100%			2029	**	1	\$1,100	B

Air Conditioning

Energy Source								
Electricity	100%			2032	**	1		B
Conversion Equipment								
Window/Wall Unit	40%			2019	\$2,500	1		B
No Component	60%							D

Plumbing

H/C Water Piping								
Galv Iron/Steel	100%			2029	**	1		B
Water Heater								
Gas Fired	100%			2022	\$700	2		B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2019	\$10,500	4	\$1,600	B
Fixtures								
Generic	100%							B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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**

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$6,900	\$500		\$4,300
Interior Architecture				\$1,200
Electrical				
Total	\$6,900	\$500		\$5,500
Priority A	\$6,900	\$500		\$4,300
Priority B				
Priority C				\$1,200
Total	\$6,900	\$500		\$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 Code
Exterior								
Exterior Walls								
Concrete Masonry Unit	20%			LIFE	**	5	\$300	A
Wood	80%			2029	**	5	\$8,700	A
Split/Cracked, Extent : Light, Area Affected : 10%								
Location : Various Locations Throughout								
Windows								
Wood	100%	Now	\$6,900	2040	**	5	\$3,000	A
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	A
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$700	C
Wood	80%			2039	**	5	\$2,300	C
Interior Walls								
Gypsum Board	90%			LIFE	**	5	\$800	C
Plaster	10%			LIFE	**	5		C
Ceilings								
Gypsum Board	90%			LIFE	**	5	\$1,800	B
Plaster	10%			LIFE	**	5	\$100	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Not Accessible		100%						D
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	B	
Panelboards								
Molded Case Bkrs		100%	2032		* *	5	B	
Wiring								
Thermoplastic		100%	2034		* *	1	B	
Ground								
Grounding Devices								
Not Accessible		100%						D

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		Code
Lighting									
	Interior Lighting								
	Incandescent	100%			2024	\$5,600	2		B
	Exterior Lighting								
	Incandescent	100%			2024	\$600	2		B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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**

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$8,000			\$44,000
Interior Architecture	\$33,400			
Electrical		\$100		\$100
Mechanical	\$200	\$200	\$500	\$200
Total	\$41,600	\$300	\$500	\$44,300
Priority A	\$8,000			\$44,000
Priority B	\$6,600	\$300	\$500	\$300
Priority C	\$27,000			
Total	\$41,600	\$300	\$500	\$44,300



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 Code
Exterior									
	Exterior Walls								
	Masonry: Brick	25%	Now	\$3,400	LIFE	* *	5	\$2,200	A
		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	A
Windows									
	Wood	100%	Now	\$4,600	2032	* *	5	\$11,800	A
		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	A
Interior									
	Floors								
	Vinyl Tile	5%	Now	\$2,800	2034	* *	3	\$100	C
		Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
		Location : Basement							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
		Location : Basement							
	Wood	95%	0-2	\$20,300	2039	* *	5	\$5,600	C
		Deteriorated Finish, Extent : Moderate, Area Affected : 20%							
		Location : Stairs To Basement							
Interior Walls									
	Plaster	75%	Now	\$3,900	LIFE	* *	5	\$1,400	C
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Wood	25%			LIFE	* *	5	\$6,200	C
Ceilings									
	Exposed Struc: Wood	25%			LIFE	* *			B
	Plaster	75%	Now	\$6,400	LIFE	* *	5	\$2,900	B
		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 Code
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 Code
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2034	* *	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : One 100 Amps Main Disconnect Switch									
Raceway									
	Conduit	100%			2034	* *	1		B
Panelboards									
	Fused Disc Sw	5%			2032	* *	5		B
	Molded Case Bkrs	95%			2032	* *	5	\$100	B
Wiring									
	Thermoplastic	100%			2034	* *	1		B
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$100	B
Lighting									
Interior Lighting									
	Incandescent	100%			2024	\$22,500	2	\$100	B
Exterior Lighting									
	Incandescent	100%			2024	\$2,600	2		B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2034	* *	1		B
Conversion Equipment								
Furnace	100%			2029	* *	1	\$2,100	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,300	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	10%			2029	* *	1		B
No Component	90%							D

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$92,800	
Interior Architecture	\$44,800	
Electrical	\$35,000	
Mechanical		\$63,600
Total	\$172,600	\$63,600
Priority A	\$92,800	
Priority B	\$35,000	\$63,600
Priority C	\$44,800	
Total	\$172,600	\$63,600

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$91,500			
Interior Architecture	\$77,500			\$2,400
Electrical	\$7,500	\$100		\$4,100
Mechanical	\$1,700	\$900	\$1,000	\$3,100
Total	\$178,100	\$900	\$1,000	\$9,700
Priority A	\$91,500			
Priority B	\$22,400	\$900	\$1,000	\$7,300
Priority C	\$64,300			\$2,400
Total	\$178,100	\$900	\$1,000	\$9,700



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

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN THIRD COUNTY COURTHOUSE

Asset # : 2379

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$88,600	LIFE	* *	5	\$9,400	A
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	\$4,200	LIFE	* *	5	\$700	A
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	\$26,500	LIFE	* *	5	\$2,000	A
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	\$4,700	2029	* *	5	\$1,700	A
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Various Locations Throughout								
Windows								
Wood	100%	Now	\$28,700	2032	* *	5	\$18,400	A
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	\$19,500	2034	* *	5	\$10,500	A
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Roof								
Copper/Terne	100%	Now	\$12,000	2039	* *			A
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.*

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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 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 Code
Interior								
Floors								
Carpet	50%	4+	\$64,300	2026	* *	3	\$7,300	C
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	C
Wood	45%	4+	\$44,800	2039	* *	5	\$4,100	C
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	C
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Various Locations Throughout								
Ceilings								
Plaster	100%	Now	\$13,200	LIFE	* *	5	\$6,100	B
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 Code
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2050	* *	5	\$200	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : One 200 Amps Main Disconnect Switch							
Raceway									
	Conduit	100%			2024	\$6,500	1		B
Panelboards									
	Fused Toggle Switch	30%	2-4	\$3,800	2049	* *	5		B
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor							
	Molded Case Bkrs	70%			2046	* *	5	\$100	B

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
Under 600 Volts								
Wiring								
Braided Cloth	60%	2-4	\$3,600	2049	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2050	* *	1		B
Thermoplastic	30%			2024	\$1,800	1		B
Motor Controllers								
Locally Mounted	100%			2022	\$5,800	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	B
Lighting								
Interior Lighting								
Incandescent	100%			2019	\$35,000	2	\$100	B
Exterior Lighting								
Incandescent	100%			2019	\$4,000	2		B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2039	* *	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Copper</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 Code
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		B
Conversion Equipment								
Steam Boiler	100%			2037	* *	1	\$6,400	B
Distribution								
Steam Piping/Pump	100%			2034	* *	4	\$300	B
Terminal Devices								
Convactor/Radiator	100%			2022	\$63,600	1	\$2,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		B
Conversion Equipment								
Window/Wall Unit	5%			2019	\$700	1		B
No Component	95%							D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2022	\$20,100	1		B
Water Heater								
Gas Fired	100%			2019	\$1,600	2	\$100	B

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2024	\$11,500	4	\$2,500	B
	Fixtures								
	Generic	100%							B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$977,700	\$44,800
Total	\$977,700	\$44,800
Priority A	\$977,700	\$44,800
Total	\$977,700	\$44,800

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$27,300			
Total	\$27,300			
Priority A	\$27,300			
Total	\$27,300			



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 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 Code
Exterior									
	Exterior Walls								
	Wood	100%	Now	\$977,700	2044	* *	5	\$44,800	A
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Explanation : Abandoned, Extensive Damage After Superstorm Sandy									
	Windows								
	Wood	100%	Now	\$27,300	2049	* *	5	\$4,700	A
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Abandoned, Extensive Damage After Sandy									
	Roof								
	Not Accessible	100%							D
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%							D
Other Observation, Extent : Light, Area Affected : 0%									
Location : Throughout									
Explanation : Extensive Damage Suspected									
	Interior Walls								
	Not Accessible	100%							D
Other Observation, Extent : Light, Area Affected : 0%									
Location : Throughout									
Explanation : Extensive Damage Suspected									
	Ceilings								
	Not Accessible	100%							D
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 Code
Under 600 Volts								
Service Equipment								
Not Accessible	100%							D
		Other Observation, Extent : Light, Area Affected : 0%						
		Location : Throughout						
		Explanation : Vacant Building Is Closed And No Access Is Permitted						
<hr/>								
Transformers								
Not Accessible	100%							D
<hr/>								
Switchgear / Switchboard								
Not Accessible	100%							D

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		Code
Under 600 Volts									
	Raceway								
	Not Accessible	100%							D
	Panelboards								
	Not Accessible	100%							D
	Wiring								
	Not Accessible	100%							D
	Motor Controllers								
	Not Accessible	100%							D
Ground									
	Grounding Devices								
	Not Accessible	100%							D
Lighting									
	Interior Lighting								
	Not Accessible	100%							D
	Egress Lighting								
	Not Accessible	100%							D

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Not Accessible	100%							D
	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%							D
Distribution									
	Not Accessible	100%							D
Terminal Devices									
	Not Accessible	100%							D
Ventilation									
	Distribution								
	Not Accessible	100%							D
Exhaust Fans									
	Not Accessible	100%							D
Plumbing									
	H/C Water Piping								
	Not Accessible	100%							D
Water Heater									
	Not Accessible	100%							D
HW Heat Exchanger									
	Not Accessible	100%							D
Sanitary Piping									
	Not Accessible	100%							D

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
Plumbing									
	Sump Pump(s)								
	Not Accessible	100%							D
	Backflow Preventer								
	Not Accessible	100%							D
	Fixtures								
	Not Accessible	100%							D

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$60,300	
Interior Architecture		\$60,400	
Total		\$120,700	
Priority A		\$60,300	
Priority C		\$60,400	
Total		\$120,700	

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture		\$1,800		\$2,500
Interior Architecture	\$80,600			
Total	\$80,600	\$1,800		\$2,500
Priority A		\$1,800		\$2,500
Priority B	\$41,100			
Priority C	\$39,500			
Total	\$80,600	\$1,800		\$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 Code
Exterior								
Exterior Walls								
Masonry: Brick	5%			LIFE	**	5	\$100	A
Masonry: Fieldstone	45%			LIFE	**	5	\$700	A
Wood	50%			2029	**	5	\$5,100	A
Windows								
Wood	100%	2-4	\$60,300	2049	**	5	\$7,700	A
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	A
Interior								
Floors								
Wood	100%	Now	\$60,400	2052	**	5	\$3,300	C
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	\$20,500	LIFE	**	5	\$700	C
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Wood	25%	Now	\$19,000	LIFE	**	5	\$3,300	C
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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior									
	Ceilings								
	Exposed Struc: Wood	25%	Now	\$13,300	LIFE	* *			B
		Insect/Bird Damage, Extent : Moderate, Area Affected : 30%							
		Location : Basement							
		Split/Cracked, Extent : Moderate, Area Affected : 40%							
		Location : Attic							
	Plaster	75%	Now	\$27,800	LIFE	* *	5	\$1,300	B
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
		Punct/Tear/Impact Damage, Extent : Severe, 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.

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$49,100	
Interior Architecture		\$56,600	
Total		\$105,700	
Priority A		\$49,100	
Priority C		\$56,600	
Total		\$105,700	

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$56,400			
Interior Architecture				
Electrical	\$39,900			
Mechanical	\$2,800	\$100	\$300	\$100
Total	\$99,100	\$100	\$300	\$100
Priority A	\$56,400			
Priority B	\$42,700	\$100	\$300	\$100
Priority C				
Total	\$99,100	\$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 Code
Exterior								
Exterior Walls								
Masonry: Brick	3%	Now	\$1,300	LIFE	* *	5	\$100	A
<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	A
Wood	87%	Now	\$27,600	2029	* *	5	\$10,000	A
<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	\$49,100	2049	* *	5	\$6,300	A
<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	\$27,400	2033	* *			A
<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	\$56,600	2039	* *	5	\$3,100	C
<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	* *			C
Plaster	27%			LIFE	* *	5	\$300	C
Wood	70%			LIFE	* *	5	\$9,300	C
Ceilings								
Exposed Struc: Wood	100%			LIFE	* *			B
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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 Code
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%	Now	\$1,800	2054	* *	5		B
		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	\$6,500	2054	* *	1		B
		Damaged, Extent : Severe, Area Affected : 100%							
		Location : Basement							
	Panelboards								
	Molded Case Bkrs	100%	Now	\$12,600	2049	* *	5		B
		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	\$6,100	2054	* *	1		B
		Suspect Water Damage, Extent : Severe, Area Affected : 100%							
		Location : Basement							
Ground									
	Grounding Devices								
	Generic	100%	Now	\$1,000	LIFE	* *	5		B
		Other Observation, Extent : Severe, Area Affected : 30%							
		Location : Basement							
		Explanation : Damaged By Water Flooding							
Lighting									
	Interior Lighting								
	Incandescent	100%	Now	\$11,900	2034	* *	2		B
		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 Code
Heating									
	Energy Source								
	Natural Gas	100%			2050	* *	1		B

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
Heating									
	Conversion Equipment								
	Furnace	100%	Now	\$2,800	2034	* *	1	\$1,000	B
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Basement - Destroyed By Hurricane Sandy Flooding							
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$1,200	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	10%			2050	* *	1		B
	No Component	90%							D

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

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

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

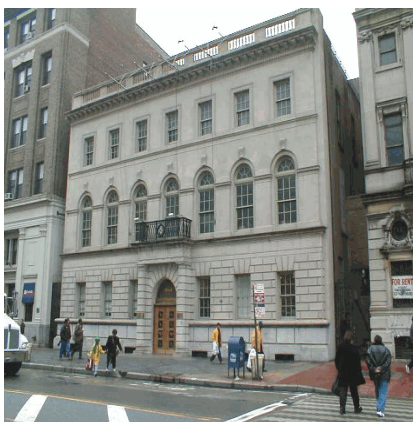
Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$502,900	\$318,700
Interior Architecture		\$126,200	\$90,000
Electrical			\$44,900
Total		\$629,100	\$453,600
Priority A		\$502,900	\$318,700
Priority B		\$38,300	\$44,900
Priority C		\$87,900	\$90,000
Total		\$629,100	\$453,600

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$103,300		\$10,000	
Interior Architecture	\$62,600		\$22,800	
Electrical	\$17,600	\$700	\$800	\$700
Mechanical	\$12,400	\$9,900	\$9,100	\$15,900
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$210,700	\$25,400	\$57,500	\$31,400
Priority A	\$103,300		\$10,000	
Priority B	\$58,300	\$25,400	\$24,700	\$31,400
Priority C	\$49,100		\$22,800	
Total	\$210,700	\$25,400	\$57,500	\$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
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 Code
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$191,200	LIFE	* *	5	\$60,900	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade, Fifth Floor Stair, Third Floor North Side</i>								
Masonry: Granite	2%	0-2	\$10,700	LIFE	* *	5	\$1,300	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	25%	2-4	\$137,300	LIFE	* *	5	\$16,300	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	3%	2-4	\$1,000	2045	* *	5	\$4,900	A
<i>Deformed/Dented, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Windows								
Metal Clad	25%	2-4	\$12,400	2024	\$124,000	5	\$7,200	A
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Steel	35%	0-2	\$174,500	2050	* *	5	\$20,100	A
<i>Corrosion/Rusting, Extent : Light, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Wood	30%			2041	* *	5	\$27,500	A
Wood	10%	0-2	\$26,800	2050	* *	5	\$4,600	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA 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 Code
Exterior								
Parapets								
Masonry: Brick	60%	0-2	\$16,400	LIFE	**	5	\$2,700	A
	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	\$7,400	LIFE	**	5	\$600	A
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Limestone	10%			LIFE	**	5-10	\$5,500	A
Metal Rail	20%			2038	**	5-10	\$16,400	A
Roof								
Modified Bitumen	35%	Now	\$9,900	2025	\$49,300			A
	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	\$84,500	10	\$13,900	A
Skylight, Metal/Glass	5%			2045	**	10	\$3,900	A
Interior								
Floors								
Carpet	20%			2024	\$154,900	3	\$17,500	C
Cast in Place Concrete	5%	Now	\$6,300	LIFE	**	5	\$6,400	C
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
	Location : Basement							
Ceramic Tile	13%			2028	**	5	\$7,600	C
Mosaic Tile	5%			2030	**	5	\$7,300	C
Marble Panels	2%	Now	\$87,900	LIFE	**	5	\$900	C
	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	\$90,000	5	\$4,400	C
Vinyl Tile	30%			2030	**	3	\$6,600	C
Wood	20%			2053	**	5	\$21,900	C
Interior Walls								
Gypsum Board	30%			LIFE	**	5-10	\$34,600	C
Metal Panel	5%			LIFE	**	10	\$1,500	C
Plaster	60%	Now	\$17,000	LIFE	**	5	\$12,200	C
	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	**	5-10	\$2,900	C

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

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

Interior

Ceilings

Gypsum Board

30%

LIFE

**

5-10

\$60,200

B

Plaster

65%

Now

\$10,400

LIFE

**

5

\$23,700

B

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

**

5-10

\$5,000

B

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

Under 600 Volts

Service Equipment

Fused Disc Sw

50%

2055

**

5

\$100

B

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

Location : Electrical Room

Explanation : One 800 Amps Main Disconnect Switch

Fused Disc Sw

50%

2045

**

5

\$100

B

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

B

Fused Disc Sw

30%

2045

**

5

\$100

B

Molded Case Bkrs

30%

2045

**

5

\$300

B

Raceway

Conduit

40%

2055

**

1

B

Conduit

40%

2045

**

1

B

Conduit

20%

2025

\$4,800

1

B

Panelboards

Fused Disc Sw

10%

2041

**

5

\$100

B

Fused Toggle Switch

10%

2-4

\$1,900

2050

**

5

B

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

Location : Upper Floors

Molded Case Bkrs

50%

2041

**

5

\$500

B

Molded Case Bkrs

30%

2050

**

5

\$300

B

Wiring

Braided Cloth

20%

2-4

\$3,400

2050

**

1

B

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic

40%

2045

**

1

B

Thermoplastic

40%

2055

**

1

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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
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 Code
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2038	**	5	\$100	B
Locally Mounted	50%			2045	**	5	\$100	B
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$600	B
Generic	50%			LIFE	**	5	\$600	B
Lighting								
Interior Lighting								
Fluorescent	30%			2020	\$44,900	10	\$10,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	15%			2035	**	10	\$5,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	35%			2035	**	10	\$12,500	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2030	**	10	\$1,800	B
<i>T-9 Lamps, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairway</i>								
Incandescent	15%			2030	**	2	\$100	B
Egress Lighting								
Emergency, Battery	50%			2030	**	10	\$4,700	B
Exit, Service	50%			2030	**	1		B
Exterior Lighting								
HID	50%			2030	**	10	\$100	B
Incandescent	50%			2030	**	2		B
Alarm								
Security System								
No Component	50%							D
Generic	50%			2030	**	1	\$7,300	B
Fire/Smoke Detection								
Generic, Digital	100%			2030	**			B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2045	**	1		B

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
Heating									
	Conversion Equipment								
	Steam Boiler	100%			2038	**	1	\$38,600	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Gas Fired Steam Boiler							
	Distribution								
	Steam Piping/Pump	100%			2045	**	4	\$2,900	B
	Terminal Devices								
	Air Handler	20%			2033	**	1	\$4,800	B
	Convactor/Radiator	80%			2030	**	1	\$10,100	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	**	1		B
	Conversion Equipment								
	Ext Pkg Unit - Cooling	50%			2033	**	2	\$1,200	B
	Window/Wall Unit	30%	0-2	\$1,300	2020	\$25,000	1		B
		Malfunctioning, Extent : Light, Area Affected : 20%							
		Location : Fourth & Fifth Floors, Multiple Mechanical Defects							
	No Component	20%							D
	Terminal Devices								
	Direct Expansion	20%			2030	**	1		B
	No Component	80%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$6,900	B
	No Component	80%							D
	Exhaust Fans								
	Interior	20%			2025	\$9,000	2	\$200	B
	No Component	80%							D
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2030	**	1		B
	Water Heater								
	Gas Fired	100%			2023	\$9,400	2	\$600	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		B
	Sump Pump(s)								
	Submersible	100%			2019	\$7,000	4	\$2,500	B
	Backflow Preventer								
	Generic	100%			2030	**	1	\$2,400	B
	Fixtures								
	Generic	100%							B
Vertical Transport									

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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 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 Code
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	* *			C
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	B
Sprinkler									
	Generic	100%			2045	* *	1-2	\$10,900	B
Fire Pump									
	Generic	100%			2034	* *	1	\$7,300	B

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

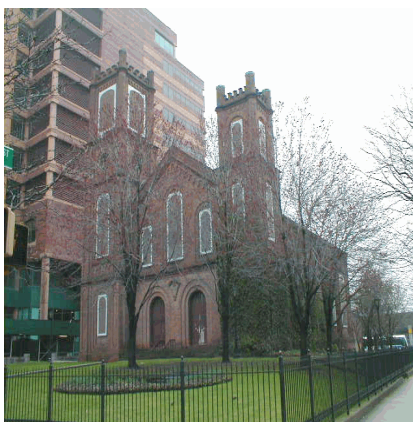
Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$124,000	\$124,000
Interior Architecture		\$185,700	\$175,400
Total		\$309,700	\$299,300
Priority A		\$124,000	\$124,000
Priority B		\$114,900	\$65,600
Priority C		\$70,900	\$109,700
Total		\$309,700	\$299,300

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$23,000	\$500		
Interior Architecture	\$3,500	\$7,300	\$5,800	
Electrical	\$1,000	\$600	\$600	\$600
Mechanical	\$17,000	\$8,700	\$9,600	\$9,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$48,500	\$21,000	\$19,900	\$13,900
Priority A	\$23,000	\$500		
Priority B	\$21,900	\$16,200	\$14,100	\$13,900
Priority C	\$3,500	\$4,400	\$5,800	
Total	\$48,500	\$21,000	\$19,900	\$13,900



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
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 Code
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$165,400	A
Masonry: Brownstone	5%			LIFE	**	5	\$6,500	A
Windows								
Aluminum	10%			2047	**	5	\$900	A
Wood	90%			2047	**	5	\$82,500	A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stained Glass</i>								
Roof								
Copper/Terne	5%			2060	**	10	\$2,900	A
Metal Panel	10%			2042	**	10	\$4,300	A
Slate	85%			LIFE	**	10	\$19,800	A
Interior								
Floors								
Carpet	15%			2026	**	3	\$13,100	C
Ceramic Tile	5%			2038	**	5	\$2,900	C
Marble Panels	5%			LIFE	**	5	\$4,400	C
Sheet Vinyl/Rubber	10%			2033	**	5	\$8,800	C
Wood	65%			2060	**	5	\$71,100	C
Interior Walls								
Gypsum Board	95%			LIFE	**	5-10	\$109,500	C
Marble Panels	5%			LIFE	**	10	\$1,400	C
Ceilings								
AcousTileSusp.Lay-In	10%			2042	**	5	\$5,800	B
Gypsum Board	90%			LIFE	**	5-10	\$180,500	B
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	**	5	\$100	B
Raceway								
Conduit	100%			2055	**	1		B
Panelboards								
Fused Disc Sw	10%			2050	**	5	\$100	B
Molded Case Bkrs	90%			2050	**	5	\$700	B
Wiring								
Thermoplastic	100%			2055	**	1		B

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2045	* *	5	\$200	B
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$900	B
Lighting									
	Interior Lighting								
	Fluorescent	70%			2035	* *	10	\$19,300	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2035	* *	10	\$1,400	B
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 5%							
		Location : 1st & 2nd Floor Lobby							
	Incandescent	25%			2035	* *	2	\$200	B
Egress Lighting									
	Emergency, Battery	50%			2035	* *	10	\$3,600	B
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Exit, LED	50%			2065	* *	1		B
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Exterior Lighting								
	HID	100%			2035	* *	10	\$100	B
Alarm									
	Security System								
	No Component	50%							D
	Generic	50%			2035	* *	1	\$5,600	B
Fire/Smoke Detection									
	Generic, Digital	100%			2035	* *			B

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Natural Gas	100%			2051	* *	1		B
Conversion Equipment									
	Hot Water Boiler	100%			2042	* *	1	\$14,800	B
				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	B

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Terminal Devices								
	Air Handler	80%			2033	**	1	\$14,800	B
	Convactor/Radiator	20%			2042	**	1	\$1,900	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		B
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2033	**	1	\$13,900	B
	Distribution								
	Chilled Wtr Pipe/Pump	100%			2051	**	4	\$1,500	B
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2033	**	1	\$18,600	B
Ventilation									
	Distribution								
	Ductwork/Diffusers	70%			LIFE	**	2-5	\$18,500	B
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$7,900	B
	Exhaust Fans								
	Interior	100%			2033	**	2	\$900	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	**	1		B
	Water Heater								
	Gas Fired	100%			2024	\$7,300	2	\$400	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		B
	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	B
	Backflow Preventer								
	Generic	100%			2033	**	1	\$1,800	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			C
	Other Observation, Extent : Light, Area Affected : 100% Location : 1-2 Explanation : 1 Unit								
Fire Suppression									
	Sprinkler								
	Generic	100%			2051	**	1-2	\$8,400	B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$168,200	\$358,200
Interior Architecture		\$46,400	\$149,300
Total		\$214,600	\$507,500
Priority A		\$168,200	\$358,200
Priority B		\$46,400	\$46,400
Priority C			\$102,900
Total		\$214,600	\$507,500

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture		\$500		
Interior Architecture	\$4,500	\$1,500		
Electrical	\$12,400	\$100	\$12,800	\$100
Mechanical	\$200	\$300	\$3,900	\$200
Total	\$17,100	\$2,500	\$16,800	\$200
Priority A		\$500		
Priority B	\$12,500	\$400	\$16,800	\$200
Priority C	\$4,500	\$1,500		
Total	\$17,100	\$2,500	\$16,800	\$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
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 Code
Exterior								
Exterior Walls								
Cast in Place Concrete	100%	Now	\$168,200	LIFE	* *	5	\$314,600	A
			<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Foundation</i>					
Windows								
Aluminum	100%			2022	\$43,600	5	\$1,100	A
Roof								
Cast in Place Concrete	50%			LIFE	* *			A
Not Accessible	50%							D
Interior								
Floors								
Cast in Place Concrete	30%			LIFE	* *	5	\$56,100	C
Terrazzo	70%			LIFE	* *	5	\$46,800	C
Interior Walls								
Ceramic Tile	5%			2032	* *	5	\$3,000	C
Concrete Masonry Unit	70%			LIFE	* *	5	\$16,700	C
Gypsum Board	15%			LIFE	* *	5	\$5,400	C
Plaster	10%	Now	\$4,500	LIFE	* *	5	\$1,800	C
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Basement Stairs</i>					
			<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Basement Stair At Northwest Side</i>					
Ceilings								
AcousTileConcealSpLn	80%			2028	* *	5	\$92,900	B
Gypsum Board	20%			LIFE	* *	5	\$23,200	B
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Basemnet Stairs</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 Code
Under 600 Volts								
Raceway								
Conduit	100%			2023	\$22,000	1		B
Panelboards								
Molded Case Bkrs	100%			2022	\$11,500	5	\$100	B
Wiring								
Braided Cloth	80%	2-4	\$12,300	2048	* *	1		B
			<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Thermoplastic	20%			2023	\$3,100	1		B

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 Code
Lighting								
Interior Lighting Fluorescent	65%			2018	\$5,400	10	\$2,700	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Using T-12 Lamps</i>							
HID	5%			2018	\$100	10		B
Incandescent	30%			2018	\$2,500	2		B
Egress Lighting								
Emergency, Battery	60%			2018	\$900	10	\$700	B
Exit, Service	40%			2018	\$200	1		B
Exterior Lighting								
HID	100%			2018	\$200	10		B
Alarm								
Fire/Smoke Detection No Component	80%							D
Generic	20%			2023	\$8,800	1-3	\$600	B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source Campus Steam	100%			2033	* *	1		B
	<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%							D
	<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	B
Terminal Devices Convactor/Radiator	100%			2028	* *	1	\$1,500	B
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,500	B
Exhaust Fans Roof	100%			2018	\$3,400	2	\$100	B
Plumbing								
H/C Water Piping Brass/Copper	100%			2033	* *	1		B

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS DAMROSCH BANDSHELL

Asset # : 4151

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Water Heater								
	Electric	100%			2021	\$700	4		B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Parking Garage - West Fan Room							
		Explanation : 1 Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Not Accessible	100%							D
	Backflow Preventer								
	Not Accessible	100%							D
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Sprinkler								
	No Component	80%							D
	Generic	20%			2033	* *	1-2	\$300	B

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Estimates are rounded to the nearest hundred dollars.*

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Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$271,500	\$1,567,500
Interior Architecture	\$195,100	\$16,122,300
Electrical	\$41,700	\$876,100
Mechanical	\$78,600	\$287,200
Total	\$586,900	\$18,853,200
Priority A	\$271,500	\$1,567,500
Priority B	\$120,400	\$1,316,400
Priority C	\$195,100	\$15,969,300
Total	\$586,900	\$18,853,200

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture			\$1,400	
Interior Architecture	\$63,200	\$9,500	\$33,600	\$86,500
Electrical	\$23,800	\$24,300	\$31,700	\$23,400
Mechanical	\$98,100	\$79,300	\$89,600	\$75,200
Elevators/Escalators	\$49,300	\$49,300	\$49,300	\$49,300
Total	\$234,500	\$162,300	\$205,700	\$234,400
Priority A			\$1,400	
Priority B	\$177,700	\$152,900	\$194,900	\$148,000
Priority C	\$56,800	\$9,500	\$9,500	\$86,500
Total	\$234,500	\$162,300	\$205,700	\$234,400



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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 Code
Exterior								
Exterior Walls								
Masonry: Travertine	85%			LIFE	**			A
Window Wall	15%			2043	**	5	\$104,600	A
Windows								
Bronze/Brass	100%			2031	**	5	\$143,100	A
Parapets								
Metal Panel	5%			2043	**	5	\$2,700	A
Metal Rail	95%			2036	**	5-10	\$243,100	A
Roof								
Modified Bitumen	100%			2023	\$1,141,400	10	\$206,800	A
Interior								
Floors								
Carpet	25%			2022	\$1,144,800	3	\$189,200	C
Carpet	5%			2024	\$229,000	3	\$28,400	C
Ceramic Tile	5%			2032	**	5	\$18,900	C
Marble Panels	20%			LIFE	**	5	\$56,800	C
Quarry Tile	15%			2028	**	5	\$85,200	C
Terrazzo	5%			LIFE	**	5	\$14,800	C
Vinyl Tile	5%			2031	**	3	\$9,500	C
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Lower Concourse								
Vinyl Tile	15%			2028	**	3	\$28,400	C
Vinyl Tile	5%	Now	\$152,500	2033	**	3	\$7,100	C
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	C
Concrete Masonry Unit	5%			LIFE	**	5	\$8,700	C
Recent Construction, Extent : Light, Area Affected : 100%								
Location : Lower Concourse								
Fabric on Framing	25%			2024	\$15,824,000	5	\$54,600	C
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Theater								
Explanation : Sound Absorbing Material								
Masonry: Brick	5%			LIFE	**			C
Travertine Panels	15%			LIFE	**			C
Plaster	35%			LIFE	**	5	\$45,900	C

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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 Code

Interior

Ceilings

AcousTileConcealSpLn	15%			2028	* *	5	\$48,300	B
AcousTileSusp.Lay-In	5%			2036	* *	5	\$12,900	B
AcousTileSusp.Lay-In	5%			2040	* *	5	\$12,900	B

Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : Lower Concourse

Gypsum Board	5%			LIFE	* *	5	\$16,100	B
Metal Panel	25%			LIFE	* *	5	\$80,600	B
Plaster	45%			LIFE	* *	5	\$72,500	B

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2023	\$33,100	5	\$1,100	B
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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	\$109,000	5	\$1,000	B
Fused Disc Sw	10%			2049	* *	5	\$100	B

Raceway

Conduit	90%			2023	\$142,200	1		B
Conduit	10%			2049	* *	1		B

Panelboards

Molded Case Bkrs	70%			2022	\$72,300	5	\$4,600	B
Molded Case Bkrs	20%			2031	* *	5	\$1,300	B
Molded Case Bkrs	10%			2045	* *	5	\$700	B

Wiring

Thermoplastic	70%			2023	\$86,500	1		B
Thermoplastic	20%			2033	* *	1		B
Thermoplastic	10%			2049	* *	1		B

Motor Controllers

Locally Mounted	20%			2021	\$34,500	5	\$300	B
Locally Mounted	30%			2036	* *	5	\$500	B
Locally Mounted	50%			2028	* *	5	\$800	B

Ground

Grounding Devices

Generic	100%			LIFE	* *	5	\$3,600	B
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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	B
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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 Code
Stand-by Power								
Generators								
Diesel	100%			2036	* *	1	\$95,800	B
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Loading Dock						
		Explanation : One 280 Kva						
Batteries								
Lead/Acid	100%			2018	\$600	5	\$9,200	B
Fuel Storage								
Main Tank	100%			2058	* *	5	\$7,400	B
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Loading Dock						
		Explanation : One 275 Gallon Tank						
Lighting								
Interior Lighting								
Fluorescent	18%			2028	* *	10	\$41,700	B
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Throughout						
		Explanation : Using T-8 Lamps						
Fluorescent	25%			2023	\$116,800	10	\$58,000	B
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Throughout The Building						
		Explanation : Using T-12 Lamps						
HID	2%			2023	\$2,600	10	\$200	B
Incandescent	55%			2023	\$256,900	2	\$3,100	B
		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	\$13,900	1		B
Emergency, Battery	20%			2023	\$17,400	10	\$12,200	B
Exit, Service	40%			2023	\$13,900	1		B
Exterior Lighting								
HID	100%			2023	\$12,600	10	\$800	B
Alarm								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2031	* *	1-3	\$47,100	B

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

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		Priority Code
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		B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Steam From Con Eddison							
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%	0-2	\$3,600	2026	* *	5	\$7,500	B
	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	\$24,600	2033	* *	4	\$12,500	B
	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	B
Air Conditioning								
Energy Source								
District C.W.	90%			2043	* *	1		B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Chilled Water From Central Mechanical Plant							
Electricity	10%			2039	* *	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2032	* *	1	\$246,300	B
	Other Observation, Extent : Light, Area Affected : 90%							
	Location : Basement Of Garage							
	Explanation : Located In Central Mechanical Plant							
Int Pkg Unit - Cooling	5%			2021	\$154,300	2	\$800	B
	R-134a Refrigerant, Extent : Light, Area Affected : 5%							
	Location : 5th Floor							
Ext Pkg Unit - Cooling	5%			2031	* *	2	\$800	B
	R-134a Refrigerant, Extent : Light, Area Affected : 5%							
	Location : Roof							
Distribution								
Chilled Wtr Pipe/Pump	90%			2033	* *	4	\$16,800	B
	Other Observation, Extent : Light, Area Affected : 90%							
	Location : Basement Of Garage							
	Explanation : Located In Central Mechanical Plant							
No Component	10%							D
Terminal Devices								
Air Handler/Cool/Ht	90%			2028	* *	1	\$140,700	B
No Component	10%							D
Heat Rejection								
Air Condenser Unit	5%			2023	\$23,900	2	\$8,800	B
No Component	95%							D

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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 Code
Ventilation								
Distribution								
Ductwork/Diffusers	100%	4+	\$45,600	LIFE	* *	2-5	\$141,000	B
	Needs Cleaning, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Exhaust Fans								
Interior	100%			2031	* *	2	\$7,700	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		B
Water Heater								
Electric	100%			2023	\$37,200	4	\$1,500	B
	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	\$3,700	2033	* *	4	\$25,000	B
	Not in Service, Extent : Severe, Area Affected : 20%							
	Location : 1 Unit, Steam Room							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2023	\$10,500	4	\$1,600	B
Sewage Ejector(s)								
Electric	100%			2028	* *	4	\$2,500	B
Backflow Preventer								
Generic	100%			2028	* *	1	\$15,500	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			C
	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	* *			C
	Other Observation, Extent : Light, Area Affected : 10%							
	Location : (1) 1-2							
	Explanation : 1 Unit							
Fire Suppression								
Standpipe								
Generic	100%			2033	* *	1-5	\$127,500	B

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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 Code
Fire Suppression									
Sprinkler									
	Generic	100%			2033	* *	1-2	\$70,800	B
Fire Pump									
	Not Accessible	100%							D

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Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Interior Architecture	\$233,400	\$164,500
Electrical	\$61,800	\$3,516,800
Mechanical		\$253,600
Total	\$295,100	\$3,935,000
Priority B	\$61,800	\$3,846,800
Priority C	\$233,400	\$88,200
Total	\$295,100	\$3,935,000

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Interior Architecture	\$1,900		\$22,000	\$1,900
Electrical	\$43,000	\$48,900	\$56,900	\$43,500
Mechanical	\$22,600	\$5,100	\$28,700	\$4,200
Total	\$67,500	\$53,900	\$107,700	\$49,600
Priority B	\$65,600	\$53,900	\$85,600	\$47,700
Priority C	\$1,900		\$22,000	\$1,900
Total	\$67,500	\$53,900	\$107,700	\$49,600



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
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 Code
Exterior								
Roof								
Plaza Roof: Stone Panels	100%			2049	**			A
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Recent Replacement								
Interior								
Floors								
Asphalt Macadam	5%			2040	**	5	\$12,600	C
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : New Ramp At Concourse Entrance								
Asphalt Macadam	15%	Now	\$145,200	2028	**	5	\$18,900	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Asphalt Macadam	70%			2028	**	5	\$176,300	C
Traffic Topping	7%			2028	**	5	\$44,100	C
Vinyl Tile	3%			2028	**	3	\$7,600	C
Interior Walls								
Cast in Place Concrete	25%			LIFE	**			C
Concrete Masonry Unit	72%			LIFE	**	5	\$13,900	C
Gypsum Board	3%			LIFE	**	5	\$900	C
Ceilings								
Exposed Concrete	97%			LIFE	**	5	\$76,400	B
Gypsum Board	3%			LIFE	**	5	\$18,900	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2023	\$33,100	5	\$1,600	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switches Rated @ 1200 Amperes And 2000 Amperes								
Transformers								
Dry Type	100%			2040	* *	5	\$1,400	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 112.5 Kva, 480/12/208 Volts								
Switchgear / Switchboard								
Fused Disc Sw	90%			2023	\$109,000	5	\$1,400	B
Molded Case Bkrs	10%			2049	* *	5	\$1,000	B
Raceway								
Conduit	20%			2033	* *	1		B
Conduit	50%			2023	\$79,000	1		B
Conduit	30%			2049	* *	1		B

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS PLAZA AND GARAGE

Asset # : 3006

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2045	* *	5	\$400	B
Molded Case Bkrs	50%			2022	\$51,600	5	\$4,900	B
Molded Case Bkrs	45%			2045	* *	5	\$4,400	B
Wiring								
Braided Cloth	50%	2-4	\$61,800	2048	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2033	* *	1		B
Thermoplastic	30%			2049	* *	1		B
Motor Controllers								
Locally Mounted	100%			2040	* *	5	\$2,500	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$5,400	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	\$113,800	B
Generators								
Diesel	100%			2036	* *	1	\$143,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Generator Rated @ 800 Kw</i>								
Batteries								
Lead/Acid	100%			2018	\$600	5	\$13,700	B
Fuel Storage								
Main Tank	100%			2058	* *	5	\$9,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 1000 Gallons Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2023	\$621,900	10	\$308,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T- 8 Lamps</i>								
Egress Lighting								
Emergency, Battery	20%			2023	\$23,200	10	\$16,300	B
Exit, LED	30%			2058	* *	1		B
Exit, Service	50%			2023	\$23,200	1		B
Exterior Lighting								
HID	100%			2023	\$18,900	10	\$1,100	B

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	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		Code
Alarm									
	Security System								
	No Component	50%							D
	Generic	50%			2023	\$530,500	1	\$69,100	B
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Garage								
	Explanation : CCTV Surveillance Camera System								
Fire/Smoke Detection									
	No Component	50%							D
	Generic	50%			2023	\$1,816,100	1-3	\$114,000	B
	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	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		Code
Heating									
	Energy Source								
	Electricity	3%			2043	* *	1		B
	No Component	97%							D
	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		B
	Other Observation, Extent : Light, Area Affected : 3%								
	Location : Casher Office								
	Explanation : 1 Unit								
	No Component	97%							D
	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		B
Conversion Equipment									
	Window/Wall Unit	3%			2016	\$19,700	1		B
	Other Observation, Extent : Light, Area Affected : 3%								
	Location : Casher Office								
	Explanation : 1 Unit								
	No Component	97%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$187,700	B

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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 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 Code
Ventilation									
	Exhaust Fans								
	Interior	50%			2023	\$170,200	2	\$5,200	B
	Interior	50%			2031	* *	2	\$5,200	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	5%			2033	* *	1		B
	No Component	95%							D
	Water Heater								
	Electric	5%			2022	\$2,500	4	\$100	B
		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%							D
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2028	* *	4	\$2,500	B
	Sewage Ejector(s)								
	Compressed Air	100%			2033	* *	4	\$2,500	B
	Backflow Preventer								
	Generic	100%			2023	\$30,900	1	\$20,600	B
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Sprinkler								
	Generic	100%			2033	* *	1-2	\$900	B

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Electrical	\$1,280,800	\$8,838,000
Total	\$1,280,800	\$8,838,000
Priority B	\$1,280,800	\$8,838,000
Total	\$1,280,800	\$8,838,000

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Electrical	\$273,500	\$272,100	\$249,800	\$254,900
Elevators/Escalators	\$148,200	\$148,200	\$148,200	\$148,200
Total	\$421,700	\$420,300	\$398,100	\$403,100
Priority B	\$421,700	\$420,300	\$398,100	\$403,100
Total	\$421,700	\$420,300	\$398,100	\$403,100



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 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 Code
Over 600 Volts								
Service Equipment								
Not Accessible	50%							D
	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%							D
	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	\$6,300	B
	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	\$6,300	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : South Garage							
	Explanation : 2- 2500 Kva, 4160/ 480/277 Volts							
Feeders								
Cable	50%			2045	* *	1		B
Cable	50%			2048	* *	1		B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : North Garage							
	Explanation : Newly Installed							
Raceway								
Conduit	50%			2049	* *	1		B
Conduit	50%			2053	* *	1		B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : North Garage							
	Explanation : Newly Installed							

Under 600 Volts

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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 Code
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	25%			2023	\$27,200	5	\$2,200	B
		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	B
		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	\$16,300	5	\$1,100	B
		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	B
		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	B
		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	\$977,200	5	\$3,100	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Rooms							
		Explanation : 5- 30 Kva							
	Dry Type	50%			2040	* *	5	\$3,100	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : X- Wing Electrical Room							
		Explanation : 1- 150 Kva							
Switchgear / Switchboard									
	Air Circuit Breaker	25%			2023	\$149,500	5	\$2,200	B
	Fused Disc Sw	15%			2043	* *	5	\$1,100	B
	Fused Disc Sw	25%			2053	* *	5	\$1,800	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : North Garage Electrical Room							
		Explanation : Newly Installed							
	Fused Disc Sw	35%			2023	\$209,300	5	\$2,600	B
Raceway									
	Conduit	30%			2033	* *	1		B
	Conduit	60%			2023	\$468,100	1		B
	Conduit	10%			2049	* *	1		B

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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 Code
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2039	* *	5	\$2,000	B
Fused Disc Sw	5%			2022	\$71,400	5	\$2,000	B
Molded Case Bkrs	15%			2045	* *	5	\$6,700	B
Molded Case Bkrs	25%			2031	* *	5	\$11,200	B
Molded Case Bkrs	50%			2022	\$713,900	5	\$22,400	B
Wiring								
Braided Cloth	20%	2-4	\$122,000	2048	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Old Sections Of The Museum Complex</i>								
Thermoplastic	20%			2033	* *	1		B
Thermoplastic	10%			2049	* *	1		B
Thermoplastic	50%			2023	\$305,000	1		B
Motor Controllers								
Locally Mounted	10%			2028	* *	5	\$1,100	B
Locally Mounted	30%			2021	\$768,400	5	\$3,400	B
Locally Mounted	20%			2036	* *	5	\$2,300	B
Locally Mounted	10%			2040	* *	5	\$1,100	B
Motor Control Center	30%			2028	* *	5	\$13,900	B
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	\$12,500	B
Generic	50%			LIFE	* *	5	\$12,500	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2036	* *	1	\$524,600	B
Generators								
Diesel	100%			2032	* *	1	\$660,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4- 750 Kva Diesel Generators</i>								
Batteries								
Lead/Acid	100%			2017	\$700	5	\$63,200	B
Fuel Storage								
Day Tank	50%			2039	* *	5	\$166,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4- 275 Gallon Capacity Tanks</i>								
Main Tank	50%			2051	* *	5	\$26,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 2- 3000 Gallon Capacity Tanks</i>								
Lighting								

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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 Code
Lighting								
Interior Lighting								
Fluorescent	10%			2018	\$690,700	10	\$165,000	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-12 Lamps							
Fluorescent	18%			2023	\$1,243,200	10	\$297,100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-8 Lamps							
Fluorescent	5%			2028	* *	10	\$82,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-5 Lamps							
HID	2%			2018	\$137,100	10	\$1,200	B
Incandescent	50%			2023	\$3,453,400	2	\$20,000	B
Incandescent	15%			2028	* *	2	\$6,000	B
Egress Lighting								
Emergency, Service	49%			2028	* *	1		B
Emergency, Battery	1%			2028	* *	10	\$4,300	B
Exit, LED	20%			2051	* *	1		B
Exit, Service	30%			2023	\$81,600	1		B
Exterior Lighting								
HID	100%			2028	* *	10	\$5,200	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2026	* *	5		B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : A, B, C Wings							
	Explanation : Copper							
Alarm								
Security System								
No Component	40%							D
Generic	60%			2031	* *	1	\$382,100	B
	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%							D
Generic	70%			2031	* *	1-3	\$757,900	B
	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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Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$52,800	\$128,200
Interior Architecture	\$86,200	\$135,900
Mechanical	\$43,300	\$978,800
Total	\$182,300	\$1,242,800
Priority A	\$52,800	\$128,200
Priority B	\$43,300	\$1,070,200
Priority C	\$86,200	\$44,500
Total	\$182,300	\$1,242,800

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$15,400		\$18,400	\$800
Interior Architecture	\$45,700	\$3,100		\$694,200
Mechanical	\$111,500	\$38,900	\$41,000	\$38,900
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$192,400	\$61,700	\$79,200	\$753,600
Priority A	\$15,400		\$18,400	\$800
Priority B	\$150,300	\$58,600	\$60,800	\$58,600
Priority C	\$26,700	\$3,100		\$694,200
Total	\$192,400	\$61,700	\$79,200	\$753,600



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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 Code
Exterior								
Exterior Walls								
Stucco Cement	5%			2036	**	5	\$10,000	A
Window Wall	35%			2043	**	5	\$105,500	A
No Component	60%							D
Windows								
Aluminum	10%			2039	**	5	\$1,500	A
No Component	90%							D
Parapets								
Concrete Masonry Unit	10%			LIFE	**	5	\$100	A
Metal Rail	90%	0-2	\$5,200	2036	**	5	\$6,600	A
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	A
Modified Bitumen	5%			2028	**	10	\$1,400	A
Modified Bitumen	55%			2028	**	10	\$15,600	A
Single Ply Membrane	5%			2028	**	10	\$1,400	A
Skylight, Plastic	5%			2036	**	1		A
Sloped Glazing	20%			LIFE	**	5	\$75,400	A
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	\$667,500	3	\$100,500	C
Ceramic Tile	5%			2032	**	5	\$6,300	C
Granite Panels	10%			LIFE	**	5	\$9,400	C
Marble Panels	20%			LIFE	**	5	\$18,900	C
Terrazzo	5%			LIFE	**	5	\$4,900	C
Vinyl Tile	10%			2028	**	3	\$6,300	C
Wood	10%	Now	\$86,200	2051	**	5	\$11,800	C
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	C
Gypsum Board	80%			LIFE	**	5	\$44,500	C
Masonry: Brick	10%			LIFE	**			C
Masonry: Limestone	5%			LIFE	**			C

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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 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 Code

Interior

Ceilings

AcousTileConcealSpLn	5%			2036	* *	5	\$7,600	B
AcousTileSusp.Lay-In	25%			2036	* *	5	\$30,500	B
Exposed Concrete	10%			LIFE	* *	5	\$1,900	B
Gypsum Board	60%			LIFE	* *	5	\$91,400	B

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

Location : Sculpture Court

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

Heating

Energy Source

Utility Steam	100%			2033	* *	1		B
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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	B
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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	\$43,300	2038	* *	5	\$2,000	B
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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	\$2,700	2039	* *	4	\$800	B
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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	\$30,500	2033	* *	4	\$3,300	B
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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	\$6,600	2023		1	\$32,700	B
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Leak Evident, Extent : Moderate, Area Affected : 5%

Location : Coil Connections, Mech Room

Convactor/Radiator	20%			2028	* *	1	\$5,400	B
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Fan Coil Unit/Heat	10%			2023		1	\$2,700	B
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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.

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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 Code
Air Conditioning									
Energy Source	Electricity	100%			2031	* *	1		B
Conversion Equipment	Centrifugal, Elec Chiller	100%			2026	* *	1	\$90,900	B
		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	\$20,800	2033	* *	4	\$4,100	B
		Corroded, Extent : Moderate, Area Affected : 25%							
		Location : Various Areas							
Terminal Devices	Air Handler/Cool/Ht	100%			2023	\$371,000	1	\$51,900	B
Heat Rejection	Water Cool Tower	100%			2021	\$147,400	2	\$84,500	B
Ventilation									
Distribution	Ductwork/Diffusers	100%	Now	\$9,700	LIFE	* *	2-5	\$46,800	B
		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	\$10,800	2	\$1,000	B
	Roof	60%			2028	* *	2	\$1,500	B
Plumbing									
H/C Water Piping	Brass/Copper	100%			2033	* *	1		B
Water Heater	Electric	100%			2022	\$13,500	4	\$500	B
Sanitary Piping	Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping	Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)	Rigid Piping	100%	0-2	\$11,500	2033	* *	4	\$1,600	B
		Malfunctioning, Extent : Severe, Area Affected : 50%							
		Location : Lower Level Of Basement							
Sewage Ejector(s)	Electric	100%	0-2	\$11,500	2033	* *	4	\$1,600	B
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Lower Level Of Basement							
Fixtures	Generic	100%							B

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 Code
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : (2) B, G, 1, M, 4, 5e, 5w (2) Freight G, 1, M, 2, 3, 4, Roof</i>									
<i>Explanation : 4 Units</i>									
Fire Suppression									
Standpipe									
	Generic	100%			2033	* *	1-5	\$42,300	B
Sprinkler									
	No Component	80%							D
	Generic	20%			2049	* *	1-2	\$4,700	B

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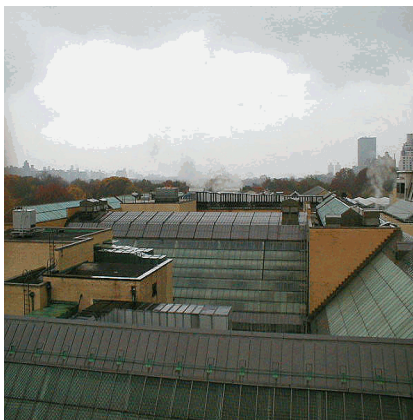
Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$1,401,400	\$372,900
Interior Architecture	\$119,900	\$3,807,600
Mechanical	\$71,600	\$515,400
Total	\$1,592,900	\$4,695,900
Priority A	\$1,401,400	\$372,900
Priority B	\$71,600	\$515,400
Priority C	\$119,900	\$3,807,600
Total	\$1,592,900	\$4,695,900

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$50,900	\$5,100	\$2,500	
Interior Architecture	\$14,900			\$14,600
Mechanical	\$31,800	\$8,100	\$50,400	\$8,100
Total	\$97,600	\$13,200	\$52,900	\$22,700
Priority A	\$50,900	\$5,100	\$2,500	
Priority B	\$37,900	\$8,100	\$50,400	\$8,100
Priority C	\$8,700			\$14,600
Total	\$97,600	\$13,200	\$52,900	\$22,700



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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 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 Code	
Exterior									
Exterior Walls									
Concrete Masonry Unit	5%			LIFE	* *	5	\$2,600	A	
Copper/Terne	5%			2043	* *	10	\$9,600	A	
Masonry: Brick	10%	Now	\$51,400	LIFE	* *	5	\$8,200	A	
	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%							D	
	Other Observation, Extent : Light, Area Affected : 0%								
	Location :								
	Explanation : Most Of Perimeter Is Enclosed By Adjacent Wings								
Windows									
Steel	10%			2022	\$44,300	5	\$10,200	A	
No Component	90%							D	
Parapets									
Masonry: Brick	65%	Now	\$20,400	LIFE	* *	5	\$1,700	A	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Courtyard								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Courtyard								
Masonry: Limestone	5%			LIFE	* *	5	\$200	A	
Metal Rail	30%	Now	\$4,300	2028	* *	5	\$5,600	A	
	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 Code
Exterior								
Roof								
IRMA/Protected Membrane	5%			2028	* *	10	\$2,500	A
Metal Panel	35%	Now	\$20,200	2036	* *			A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Ridge</i>								
Modified Bitumen	10%	Now	\$6,000	2028	* *			A
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Section Of Roof Near West Parapet</i>								
Sloped Glazing	45%	Now	\$1,350,000	LIFE	* *	5	\$295,700	A
<i>Condensation Present, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Attic Spaces</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Mullions And Structural Support</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Attic Spaces</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Attic Spaces</i>								
<i>Explanation : This Roof Is Actually Corrugated Glazing.</i>								
Sloped Glazing	5%			LIFE	* *	5	\$32,900	A
Interior								
Floors								
Carpet	20%			2022	\$232,100	3	\$35,000	C
Granite Panels	25%			LIFE	* *	5	\$16,400	C
Marble Panels	20%			LIFE	* *	5	\$13,100	C
Slate	5%			LIFE	* *	5	\$4,600	C
Terrazzo	10%			LIFE	* *	5	\$6,800	C
Wood	20%	Now	\$119,900	2038	* *	5	\$16,400	C
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Exhibit Areas</i>								
Interior Walls								
Fabric on Framing	20%			2024	\$3,737,100	5	\$11,800	C
Gypsum Board	20%			LIFE	* *	5	\$14,100	C
Masonry: Limestone	5%			LIFE	* *			C
Plaster	40%			LIFE	* *	5	\$14,100	C
Wood	15%			LIFE	* *	5	\$70,500	C
Ceilings								
AcousTileSusp.Lay-In	15%			2036	* *	5	\$12,300	B
Glass: Susp Panels	20%			LIFE	* *			B
Plaster	65%			LIFE	* *	5	\$33,200	B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								

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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 Code
Heating									
	Energy Source								
	Utility Steam	100%			2033	**	1		B
		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	**	5	\$3,500	B
Distribution									
	Hot Wtr Piping/Pump	10%	Now	\$400	2022	\$19,100	4	\$300	B
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Mech Room							
	Steam Piping/Pump	90%	Now	\$71,600	2033	**	4	\$2,600	B
		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	\$19,700	2023	\$196,500	1	\$19,500	B
		Corroded, Extent : Moderate, Area Affected : 30%							
		Location : Fan Housings Rusted Through							
	Convactor/Radiator	10%			2028	**	1	\$1,900	B
	Fan Coil Unit/Heat	30%			2028	**	1	\$5,700	B
		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		B
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : W Wing							
		Explanation : Chilled Water Comes From W Wing							
	Electricity	10%			2031	**	1		B
Conversion Equipment									
	Int Pkg Unit - Cooling	10%			2021	\$137,500	2	\$400	B
	No Component	90%							D
		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	\$13,000	4	\$2,600	B
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Various Areas							
	No Component	10%							D

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING 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 Code
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	90%	Now	\$500	2023	\$23,200	1	\$29,300	B
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coils Connections</i>								
No Component	10%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$6,800	LIFE	* *	2-5	\$32,600	B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sheet Metal Ducts Rusted Through</i>								
<i>Faulty Air Intake, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Louvers Are Inoperable, Air Dampers Are Not Working Properly</i>								
Exhaust Fans								
Interior	80%			2023	\$15,100	2	\$1,400	B
Roof	20%			2018	\$3,100	2	\$400	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2023	\$181,400	1		B
Water Heater								
Electric	20%			2018	\$1,900	4	\$100	B
No Component	80%							D
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2018	\$11,500	4	\$1,600	B
Sewage Ejector(s)								
Electric	100%			2018	\$11,500	4	\$1,600	B
Fixtures								
Generic	100%							B
Fire Suppression								
Standpipe								
Generic	100%			2033	* *	1-5	\$29,400	B
Sprinkler								
No Component	80%							D
Generic	20%			2049	* *	1-2	\$3,300	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$1,416,600	\$488,600
Interior Architecture	\$73,700	
Mechanical	\$248,900	\$168,900
Total	\$1,739,100	\$657,500
Priority A	\$1,416,600	\$488,600
Priority B	\$248,900	\$168,900
Priority C	\$73,700	
Total	\$1,739,100	\$657,500

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$35,500		\$300	
Interior Architecture	\$10,700	\$2,700		\$10,700
Mechanical	\$44,000	\$9,500	\$42,000	\$9,500
Total	\$90,200	\$12,200	\$42,300	\$20,300
Priority A	\$35,500		\$300	
Priority B	\$44,000	\$9,500	\$42,000	\$9,500
Priority C	\$10,700	\$2,700		\$10,700
Total	\$90,200	\$12,200	\$42,300	\$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
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 Code
Exterior								
Exterior Walls								
Masonry: Brick	20%	Now	\$160,900	LIFE	* *	5	\$25,600	A
	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	\$218,400	LIFE	* *	5	\$28,800	A
	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%							D
Windows								
Metal Clad	20%	Now	\$226,100	2048	* *	5	\$13,100	A
	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%							D
Parapets								
Masonry: Brick	70%	Now	\$21,900	LIFE	* *	5	\$1,800	A
	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	A
Metal Panel	5%			2043	* *	5	\$500	A
Metal Rail	20%			2036	* *	5-10	\$9,400	A

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING 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 Code
Exterior									
Roof									
	Built-Up (BUR)	5%			2031	**	10	\$3,300	A
	Metal Panel	10%	Now	\$7,800	2036	**			A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
	Location : Sloped Roof								
	Modified Bitumen	30%			2031	**	10	\$20,000	A
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Flat Sections								
	Sloped Glazing	50%	0-2	\$811,200	LIFE	**	5	\$444,200	A
	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	A
Interior									
Floors									
	Carpet	20%			2022	\$285,100	3	\$42,900	C
	Ceramic Tile	5%			2032	**	5	\$5,400	C
	Marble Panels	15%			LIFE	**	5	\$12,100	C
	Terrazzo	15%			LIFE	**	5	\$12,600	C
	Wood	20%	Now	\$73,700	2038	**	5	\$20,100	C
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
	Location : Exhibit Areas								
	Under Construction	25%							D
Interior Walls									
	Gypsum Board	25%			LIFE	**	5	\$4,400	C
	Masonry: Brick	5%			LIFE	**			C
	Marble Panels	5%			LIFE	**			C
	Plaster	10%			LIFE	**	5	\$900	C
	Plaster	30%			LIFE	**	5	\$2,700	C
	Under Construction	25%							D
Ceilings									
	Glass: Susp Panels	30%			LIFE	**			B
	Gypsum Board	20%			LIFE	**	5	\$20,800	B
	Plaster	15%			LIFE	**	5	\$7,800	B
	Plaster	35%			LIFE	**	5	\$18,200	B

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING B
Asset # : 2305

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Energy Source									
Utility Steam	100%			2033	**	1		B	
	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	**	5	\$4,300	B	
Distribution									
Hot Wtr Piping/Pump	10%	Now	\$1,200	2022	\$23,400	4	\$400	B	
	Corroded, Extent : Moderate, Area Affected : 10%								
	Location : 3rd Floor Mech Room								
Steam Piping/Pump	90%	Now	\$87,900	2033	**	4	\$3,200	B	
	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	\$160,900	1	\$17,700	B	
Air Handler	20%			2028	**	1	\$8,900	B	
Convactor/Radiator	10%			2028	**	1	\$2,300	B	
Fan Coil Unit/Heat	30%			2028	**	1	\$7,000	B	
	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		B	
Electricity	10%			2031	**	1		B	
Conversion Equipment									
Int Pkg Unit - Cooling	10%			2021	\$168,900	2	\$400	B	
No Component	90%							D	
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : W Wing								
	Explanation : Chilled Water Comes From W Wing								
Distribution									
Chilled Wtr Pipe/Pump	90%	Now	\$3,200	2033	**	4	\$3,200	B	
	Corroded, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
No Component	10%							D	
Terminal Devices									
Air Handler/Cool/Ht	50%	Now	\$300	2018	\$15,800	1	\$20,000	B	
	Leak Evident, Extent : Moderate, Area Affected : 10%								
	Location : Coils Connections								
Air Handler/Cool/Ht	30%			2028	**	1	\$13,300	B	
No Component	20%							D	
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 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 Code
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$8,300	LIFE	* *	2-5	\$40,000	B
				Faulty Air Intake, Extent : Severe, Area Affected : 30%					
				Location : Air Dampers Are Not Working Properly					
	Exhaust Fans								
	Interior	80%			2023	\$18,500	2	\$1,800	B
	Roof	20%			2023	\$3,800	2	\$400	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$22,300	2033	* *	1		B
				Corroded, Extent : Moderate, Area Affected : 15%					
				Location : Basement					
	Water Heater								
	Electric	10%			2018	\$1,200	4		B
	No Component	90%							D
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$36,200	B
	Sprinkler								
	No Component	80%							D
	Generic	20%			2049	* *	1-2	\$4,000	B

Note : 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 : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$765,400	\$249,300
Interior Architecture		\$179,700	\$5,724,800
Mechanical		\$401,600	\$374,700
Total		\$1,346,600	\$6,348,800
Priority A		\$765,400	\$249,300
Priority B		\$401,600	\$411,500
Priority C		\$179,700	\$5,688,000
Total		\$1,346,600	\$6,348,800

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$6,000		\$24,000	
Interior Architecture	\$13,100	\$1,600		\$369,400
Mechanical	\$80,600	\$11,900	\$77,900	\$11,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$103,600	\$17,500	\$105,900	\$385,200
Priority A	\$6,000		\$24,000	
Priority B	\$84,500	\$15,800	\$81,900	\$15,800
Priority C	\$13,100	\$1,600		\$369,400
Total	\$103,600	\$17,500	\$105,900	\$385,200



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 Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
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 Code	
Exterior									
Exterior Walls									
Masonry: Brick	20%	Now	\$64,200	LIFE	**	5	\$20,500	A	
	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	A	
No Component	50%							D	
Windows									
Glass Block	2%			LIFE	**	5	\$200	A	
Metal Clad	13%	Now	\$115,800	2048	**	5	\$6,700	A	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : Bulkheads, Courtyard								
	Deformed/Dented, Extent : Moderate, Area Affected : 25%								
	Location : Bulkheads, Courtyard								
No Component	85%							D	
Parapets									
Concrete Masonry Unit	10%			LIFE	**	5	\$300	A	
Masonry: Brick	70%			LIFE	**	5	\$1,800	A	
Masonry: Limestone	5%			LIFE	**	5	\$200	A	
Metal Rail	15%	Now	\$1,100	2028	**	5	\$2,800	A	
	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	A	
IRMA/Protected Membrane	10%			2028	**	10	\$5,300	A	
	Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
	Location : Flat Roof								
Metal Panel	5%			2036	**	10	\$4,900	A	
Modified Bitumen	25%			2028	**	10	\$13,400	A	
Skylight, Metal/Glass	20%			2043	**	10	\$35,600	A	
Sloped Glazing	30%	Now	\$585,400	LIFE	**	5	\$213,700	A	
	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 Code
Interior								
Floors								
Carpet	20%			2019	\$347,700	3	\$52,400	C
Cast in Place Concrete	5%			LIFE	**	5	\$14,300	C
Marble Panels	10%			LIFE	**	5	\$9,800	C
Slate	5%			LIFE	**	5	\$7,000	C
Terrazzo	10%			LIFE	**	5	\$10,200	C
Vinyl Tile	10%			2023	\$115,800	3	\$4,900	C
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Laboratory								
Explanation : 9 X 9 Tiles								
Wood	40%	Now	\$179,700	2038	**	5	\$49,100	C
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	\$5,523,100	5	\$17,400	C
Gypsum Board	10%			LIFE	**	5	\$6,000	C
Masonry: Brick	5%			LIFE	**			C
Plaster	15%			LIFE	**	5	\$4,500	C
Plaster	35%			LIFE	**	5	\$10,400	C
Ceilings								
Exposed Concrete	5%			LIFE	**	5	\$1,000	B
Glass: Susp Panels	40%			LIFE	**			B
Gypsum Board	10%			LIFE	**	5	\$16,400	B
Plaster	35%			LIFE	**	5	\$28,600	B
Plaster	10%			LIFE	**	5	\$8,200	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2033	**	1		B
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	**	5	\$5,200	B

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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 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 Code
Heating								
Distribution								
Hot Wtr Piping/Pump	10%	Now	\$1,400	2022	\$28,600	4	\$400	B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mech Room</i>								
Steam Piping/Pump	90%	Now	\$107,200	2033	**	4	\$3,900	B
<i>Corroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Pneumatic Control System</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Areas</i>								
Terminal Devices								
Air Handler	60%	Now	\$29,400	2018	\$294,400	1	\$29,200	B
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 3rd Floor Mech Room</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Drip Pan, 3rd Floor Mech Room</i>								
Convactor/Radiator	10%			2028	**	1	\$2,800	B
Fan Coil Unit/Heat	30%			2028	**	1	\$8,500	B
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Attic Of 2nd Floor Gallery</i>								
<i>Explanation : Reheat Units</i>								
Air Conditioning								
Energy Source								
District C.W.	95%			2033	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : W Wing Basement</i>								
<i>Explanation : Chilled Water Comes From W Wing</i>								
Electricity	5%			2031	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	5%			2021	\$103,000	2	\$300	B
No Component	95%							D
<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	95%	Now	\$1,000	2023	\$10,300	4	\$4,100	B
<i>Corroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Condensate Line, 3rd Floor Mech Room & Various Other Areas</i>								
No Component	5%							D
Terminal Devices								
Air Handler/Cool/Ht	95%			2018	\$18,400	1	\$51,400	B
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coils Connections</i>								
No Component	5%							D
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 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 Code
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$10,100	LIFE	* *	2-5	\$48,800	B
		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	\$25,400	2	\$2,400	B
	Roof	10%			2018	\$2,300	2	\$300	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$27,200	2023	\$271,700	1		B
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Various Areas							
	Water Heater								
	Electric	10%			2021	\$1,400	4	\$100	B
	No Component	90%							D
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : G, I, M, 2							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$44,100	B
	Sprinkler								
	No Component	80%							D
	Generic	20%			2049	* *	1-2	\$4,900	B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$137,200
Interior Architecture	\$147,200	
Mechanical		\$481,400
Total	\$147,200	\$618,600
Priority A		\$137,200
Priority B		\$481,400
Priority C	\$147,200	
Total	\$147,200	\$618,600

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$12,200		\$29,300	
Interior Architecture	\$7,600			\$7,600
Mechanical	\$41,800	\$9,300	\$23,200	\$7,900
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$66,500	\$14,200	\$57,400	\$20,500
Priority A	\$12,200		\$29,300	
Priority B	\$46,700	\$14,200	\$28,100	\$12,900
Priority C	\$7,600			\$7,600
Total	\$66,500	\$14,200	\$57,400	\$20,500



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
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 Code
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	\$1,100	A
Window Wall	10%			2043	* *	5	\$13,600	A
No Component	85%							D
Parapets								
Metal Rail	100%			2028	* *	5-10	\$6,900	A
Roof								
IRMA/Protected Membrane	25%			2023	\$76,200	10	\$9,200	A
IRMA/Protected Membrane	20%	Now	\$12,200	2023	\$61,000			A
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : New Members Lounge</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i> <i>Location : Over New Members Lounge</i>								
Modified Bitumen	50%			2028	* *	10	\$18,400	A
Skylight, Plastic	5%			2036	* *	1		A
Interior								
Floors								
Carpet	20%			2022	\$202,100	3	\$30,400	C
Cast in Place Concrete	10%			LIFE	* *	5	\$16,700	C
Marble Panels	30%			LIFE	* *	5	\$17,100	C
Terrazzo	40%	Now	\$147,200	LIFE	* *	5	\$23,800	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> <i>Location : Store</i>								
Interior Walls								
Gypsum Board	50%			LIFE	* *	5	\$21,400	C
Plaster	25%			LIFE	* *	5	\$5,300	C
Plywood/Hardboard	25%			LIFE	* *			C
Ceilings								
Exposed Concrete	35%			LIFE	* *	5	\$4,100	B
Gypsum Board	15%			LIFE	* *	5	\$14,000	B
Plaster	50%			LIFE	* *	5	\$23,300	B
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2033	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement D Tunnel</i> <i>Explanation : Steam Provided By Con Edison</i>								

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING 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 Code
Heating									
	Conversion Equipment								
	Heat Exchanger	10%			2026	**	1	\$2,500	B
	Pres. Reducing Valve/LP Steam	90%			2032	**	5	\$2,700	B
	Distribution								
	Hot Wtr Piping/Pump	10%	Now	\$800	2031	**	4	\$300	B
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : 4th Floor Mech Equip Room							
	Steam Piping/Pump	90%	Now	\$10,400	2033	**	4	\$2,300	B
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : Various Areas							
	Terminal Devices								
	Air Handler	90%	Now	\$12,800	2023	\$256,700	1	\$25,500	B
		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	B
Air Conditioning									
	Energy Source								
	District C.W.	100%			2033	**	1		B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Chilled Water From W Wing							
	Distribution								
	Chilled Wtr Pipe/Pump	100%	0-2	\$6,300	2033	**	4	\$2,500	B
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2023	\$224,700	1	\$31,500	B
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$5,900	LIFE	**	2-5	\$28,400	B
		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	\$11,500	2	\$1,100	B
	Roof	30%	Now	\$800	2018	\$4,000	2	\$400	B
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	**	1		B
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		B

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		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	B
	Sprinkler								
	No Component	80%							D
	Generic	20%			2049	* *	1-2	\$2,900	B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$664,600	\$262,600
Interior Architecture		\$353,300
Mechanical	\$154,100	\$115,400
Total	\$818,700	\$731,300
Priority A	\$664,600	\$262,600
Priority B	\$154,100	\$234,000
Priority C		\$234,700
Total	\$818,700	\$731,300

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$27,300		\$25,900	\$700
Interior Architecture	\$12,900	\$6,600	\$8,100	\$356,600
Mechanical	\$12,600	\$20,700	\$43,100	\$17,600
Elevators/Escalators	\$14,000	\$14,000	\$14,000	\$14,000
Total	\$66,800	\$41,300	\$91,100	\$388,900
Priority A	\$27,300		\$25,900	\$700
Priority B	\$26,600	\$34,700	\$57,100	\$31,600
Priority C	\$12,900	\$6,600	\$8,100	\$356,600
Total	\$66,800	\$41,300	\$91,100	\$388,900



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING 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 Code
Exterior									
Exterior Walls									
	Masonry: Brick	10%			LIFE	**	5	\$8,900	A
	Masonry: Granite	5%			LIFE	**	5	\$3,400	A
	Masonry: Limestone	70%			LIFE	**	5	\$46,900	A
	Stucco Cement	15%			2036	**	5	\$33,500	A
Windows									
	Aluminum	30%			2039	**	5	\$1,400	A
	Bronze/Brass	70%			2031	**	5	\$21,000	A
Parapets									
	Masonry: Limestone	60%			LIFE	**	5	\$6,600	A
	Metal Rail	40%			2036	**	5-10	\$62,800	A
Roof									
	IRMA/Protected Membrane	40%			2028	**	10	\$25,900	A
	Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
	Location : Flat Sections								
	Metal Panel	30%			2036	**	10	\$35,600	A
	Skylight, Plastic	5%			2036	**	1		A
	Sloped Glazing	25%	Now	\$590,900	LIFE	**	5	\$215,700	A
	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	\$343,700	3	\$51,800	C
	Cast in Place Concrete	10%			LIFE	**	5	\$37,700	C
	Granite Panels	5%			LIFE	**	5	\$6,500	C
	Terrazzo	10%			LIFE	**	5	\$13,500	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Mezzanine								
	Terrazzo	50%			LIFE	**	5	\$67,400	C
	Vinyl Tile	5%			2023	\$76,300	3	\$3,200	C
	Wood	5%			2038	**	5	\$16,200	C
Interior Walls									
	Ceramic Tile	5%			2032	**	5	\$11,000	C
	Gypsum Board	30%			LIFE	**	5	\$39,700	C
	Panel/Paver: Limestone	40%			LIFE	**			C
	Plaster	25%			LIFE	**	5	\$16,600	C

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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 Code

Interior

Ceilings

Exposed Concrete

5%

LIFE

* *

5

\$1,300

B

*Recent Repair Evident, Extent : Light, Area Affected : 50%**Location : Mechanical Space Below Front Steps*

Glass: Susp Panels

10%

LIFE

* *

B

Gypsum Board

35%

LIFE

* *

5

\$75,500

B

Masonry: Infill Arch

10%

LIFE

* *

B

Plaster

25%

LIFE

* *

5

\$27,000

B

Plaster

15%

LIFE

* *

5

\$16,200

B

*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 Code

Heating

Energy Source

Utility Steam

100%

2033

* *

1

B

*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

B

Distribution

Hot Wtr Piping/Pump

10%

2031

* *

4

\$600

B

Steam Piping/Pump

90%

Now

\$37,700

2033

* *

4

\$5,100

B

*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

\$64,700

2028

* *

1

\$64,200

B

*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.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING D
Asset # : 2307

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Energy Source								
District C.W.	95%			2043	* *	1		B
	Other Observation, Extent : Light, Area Affected : 95%							
	Location : W Wing Basement							
	Explanation : Chilled Water Comes From W Wing							
Electricity	5%			2031	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	5%			2021	\$77,200	2	\$400	B
	R-22 Refrigerant, Extent : Light, Area Affected : 5%							
	Location : Office							
No Component	95%							D
	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	\$2,800	2033	* *	4	\$5,400	B
	Corroded, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
No Component	5%							D
Terminal Devices								
Air Handler/Cool/Ht	95%			2028	* *	1	\$67,700	B
	Other Observation, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Explanation : Lack Of A C In This Wing According To Stationary Engineer							
No Component	5%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$51,800	LIFE	* *	2-5	\$64,300	B
	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	B
Roof	40%			2023	\$38,100	2	\$1,400	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Not Accessible	100%							D
Sewage Ejector(s)								
Not Accessible	100%							D

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING D
Asset # : 2307

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		C
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : G, 1, 2, 3, 4, 5							
		Explanation : 1 Unit							
Escalators									
	Over 20' Rise	50%			LIFE		* *		C
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : G To 1							
		Explanation : 1 Unit							
	Under 20' Rise	50%			LIFE		* *		C
		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 B
Sprinkler									
	No Component	80%							D
	Generic	20%			2049		* *	1-2	\$6,500 B

*Note : 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 : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$448,700	\$326,900
Mechanical		\$232,200	\$171,300
Total		\$680,900	\$498,200
Priority A		\$448,700	\$326,900
Priority B		\$232,200	\$171,300
Total		\$680,900	\$498,200

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$52,500			
Interior Architecture	\$218,700	\$2,900		\$9,400
Mechanical	\$26,800	\$7,100	\$43,700	\$6,600
Total	\$298,000	\$10,000	\$43,700	\$16,100
Priority A	\$52,500			
Priority B	\$26,800	\$7,100	\$43,700	\$6,600
Priority C	\$218,700	\$2,900		\$9,400
Total	\$298,000	\$10,000	\$43,700	\$16,100



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 Code	
Exterior									
Exterior Walls									
Masonry: Brick	25%	Now	\$28,000	LIFE	* *	5	\$8,900	A	
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	A	
Panel/Paver: Limestone	45%			LIFE	* *	5	\$12,000	A	
No Component	25%							D	
Windows									
Aluminum	30%			2031	* *	5	\$200	A	
Bronze/Brass	60%			2031	* *	5	\$2,900	A	
Steel	10%	Now	\$4,200	2048	* *	5	\$500	A	
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	A	
Masonry: Limestone	70%			LIFE	* *	5	\$500	A	
Masonry: Limestone	2%			LIFE	* *	5		A	
Roof									
IRMA/Protected Membrane	40%			2023	\$135,800	10	\$16,400	A	
Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%									
Location : Over Egyptian Offices									
Metal Panel	25%			2036	* *	10	\$18,800	A	
Sloped Glazing	30%	Now	\$448,700	LIFE	* *	5	\$163,800	A	
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	A	

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 Code
Interior								
Floors								
Carpet	25%	2-4	\$217,500	2025	\$217,500	3	\$24,600	C
<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	C
Granite Panels	30%			LIFE	**	5	\$14,700	C
Marble Panels	10%			LIFE	**	5	\$4,900	C
Slate	5%			LIFE	**	5	\$3,500	C
Terrazzo	10%			LIFE	**	5	\$5,100	C
Vinyl Tile	15%			2028	**	3	\$4,900	C
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$2,600	C
Gypsum Board	20%			LIFE	**	5	\$6,100	C
Plaster	75%			LIFE	**	5	\$11,500	C
Ceilings								
Glass: Susp Panels	15%			LIFE	**			B
Gypsum Board	20%			LIFE	**	5	\$16,400	B
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Exhibit Space On Second Floor</i>								
Masonry: Infill Arch	10%			LIFE	**			B
Plaster	55%			LIFE	**	5	\$22,500	B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2033	**	1		B
<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	B

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING E
Asset # : 150

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	10%	Now	\$1,400	2022	\$14,300	4	\$200	B
			<i>Corroded, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Basement</i>					
Steam Piping/Pump	90%	Now	\$35,800	2033	* *	4	\$1,900	B
			<i>Corroded, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Throughout</i>					
			<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Pneumatic Control System</i>					
Terminal Devices								
Air Handler	80%	Now	\$9,800	2018	\$196,400	1	\$19,500	B
			<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Coils Connections, Various Areas</i>					
Convactor/Radiator	10%			2028	* *	1	\$1,400	B
Fan Coil Unit/Heat	10%			2023	\$68,200	1	\$1,400	B
Air Conditioning								
Energy Source								
District C.W.	90%			2033	* *	1		B
			<i>Other Observation, Extent : Light, Area Affected : 90%</i>					
			<i>Location : W Wing Basement</i>					
			<i>Explanation : Chilled Water Comes From W Wing</i>					
Electricity	10%			2031	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	10%			2021	\$103,100	2	\$300	B
No Component	90%							D
			<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%	Now	\$2,900	2033	* *	4	\$1,900	B
			<i>Corroded, Extent : Severe, Area Affected : 60%</i>					
			<i>Location : Throughout</i>					
			<i>Insul. Deteriorating, Extent : Severe, Area Affected : 70%</i>					
			<i>Location : Throughout</i>					
No Component	10%							D
Terminal Devices								
Air Handler/Cool/Ht	70%	Now	\$700	2018	\$13,500	1	\$17,100	B
			<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Coils Connections</i>					
Fan Coil - Cool/Heat	20%			2023	\$17,200	1	\$2,800	B
No Component	10%							D
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 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 Code
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$10,200	LIFE	* *	2-5	\$24,400	B
<i>Faulty Air Intake, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Louvers Are Inoperable, Air Dampers Are Not Working Properly</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Areas</i>								
Exhaust Fans								
Interior	80%			2018	\$11,300	2	\$1,100	B
Roof	20%			2018	\$2,300	2	\$300	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		B
Water Heater								
Electric	10%			2018	\$700	4		B
No Component	90%							D
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2023	\$11,500	4	\$1,600	B
Fixtures								
Generic	100%							B
Fire Suppression								
Standpipe								
Generic	100%			2033	* *	1-5	\$22,100	B
Sprinkler								
No Component	80%							D
Generic	20%			2049	* *	1-2	\$2,400	B

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 : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$57,800	\$155,000
Interior Architecture	\$115,400	
Mechanical	\$82,100	\$332,600
Total	\$255,200	\$487,600
Priority A	\$57,800	\$155,000
Priority B	\$82,100	\$332,600
Priority C	\$115,400	
Total	\$255,200	\$487,600

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$26,300			
Interior Architecture	\$223,200	\$3,600		\$8,400
Mechanical	\$18,400	\$6,700	\$16,300	\$7,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$271,800	\$14,200	\$20,300	\$19,800
Priority A	\$26,300			
Priority B	\$22,300	\$10,600	\$20,300	\$11,400
Priority C	\$223,200	\$3,600		\$8,400
Total	\$271,800	\$14,200	\$20,300	\$19,800



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING F
Asset # : 2292

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Brick	50%			LIFE	**	5	\$26,000	A	
No Component	50%							D	
Windows									
Aluminum	100%			2039	**	5	\$115,500	A	
Parapets									
Masonry: Brick	75%			LIFE	**	5	\$2,700	A	
Masonry: Limestone	5%			LIFE	**	5	\$200	A	
Metal Rail	20%			2036	**	5-10	\$13,000	A	
Roof									
IRMA/Protected Membrane	30%			2023	\$97,300	10	\$11,700	A	
Metal Panel	40%	Now	\$18,300	2036	**			A	
	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	A	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Flat Section At West Side								
Interior									
Floors									
Carpet	25%	Now	\$223,200	2025	\$223,200	3	\$25,200	C	
	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	C	
Marble Panels	45%			LIFE	**	5	\$22,700	C	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Room 371								
Wood	25%	Now	\$115,400	2038	**	5	\$15,800	C	
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
	Location : Room 376								
Interior Walls									
Ceramic Tile	5%			2032	**	5	\$3,800	C	
Gypsum Board	35%			LIFE	**	5	\$15,900	C	
Plaster	30%			LIFE	**	5	\$6,800	C	
Plaster	30%			LIFE	**	5	\$6,800	C	
Ceilings									
Gypsum Board	20%			LIFE	**	5	\$16,800	B	
Plaster	50%			LIFE	**	5	\$21,000	B	
Plaster	30%			LIFE	**	5	\$12,600	B	

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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 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 Code
Heating									
	Energy Source								
	Utility Steam	100%			2033	* *	1		B
		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	B
		Corroded, Extent : Severe, Area Affected : 30%							
		Location : Mech Room							
	Steam Piping/Pump	90%	Now	\$36,700	2033	* *	4	\$2,000	B
		Corroded, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Mech Room							
Terminal Devices									
	Air Handler	90%	Now	\$45,400	2023	\$226,800	1	\$22,500	B
		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	B
Air Conditioning									
	Energy Source								
	District C.W.	90%			2043	* *	1		B
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : W Wing Basement							
		Explanation : Chilled Water Comes From W Wing							
	Electricity	10%			2031	* *	1		B
Conversion Equipment									
	Int Pkg Unit - Cooling	10%			2021	\$105,800	2	\$300	B
	No Component	90%							D
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : W Wing							
		Explanation : Chilled Water Comes From W Wing							
Distribution									
	Chilled Wtr Pipe/Pump	90%	Now	\$2,000	2033	* *	4	\$2,000	B
		Corroded, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Various Areas							
	No Component	10%							D
Terminal Devices									
	Air Handler/Cool/Ht	90%			2023	\$17,900	1	\$25,000	B
	No Component	10%							D
Ventilation									

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Estimates are rounded to the nearest hundred dollars.*

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
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 Code
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$10,400	LIFE	* *	2-5	\$25,100	B
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	\$13,000	2	\$1,200	B
	Roof	10%			2023	\$1,200	2	\$100	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	* *	1		B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2028	* *	4	\$2,500	B
	Sewage Ejector(s)								
	Electric	100%			2031	* *	4	\$1,600	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	* *			C
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	B
Sprinkler									
	No Component	80%							D
	Generic	20%			2049	* *	1-2	\$2,500	B

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Interior Architecture		\$5,372,700
Mechanical	\$47,000	\$356,500
Total	\$47,000	\$5,729,200
Priority B	\$47,000	\$409,800
Priority C		\$5,319,500
Total	\$47,000	\$5,729,200

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$11,300		\$33,800	\$500
Interior Architecture	\$75,900		\$40,500	\$38,900
Mechanical	\$37,800	\$13,600	\$49,300	\$16,500
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$144,800	\$33,300	\$143,400	\$75,700
Priority A	\$11,300		\$33,800	\$500
Priority B	\$87,400	\$33,300	\$90,300	\$36,300
Priority C	\$46,000		\$19,200	\$38,900
Total	\$144,800	\$33,300	\$143,400	\$75,700



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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 Code
Exterior								
Exterior Walls								
Masonry: Brick	10%			LIFE	**	5	\$5,400	A
Stucco Cement	15%			2036	**	5	\$20,300	A
Window Wall	5%			2043	**	5	\$10,200	A
No Component	70%							D
Windows								
Aluminum	100%			2039	**	5	\$1,000	A
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$100	A
Masonry: Limestone	5%			LIFE	**	5		A
Metal Rail	45%			2036	**	5-10	\$1,900	A
Roof								
IRMA/Protected Membrane	90%			2028	**	10	\$25,900	A
	Paver Block Ballast, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Modified Bitumen	10%			2028	**	10	\$2,900	A
Interior								
Floors								
Carpet	40%			2022	\$724,500	3	\$109,100	C
	Wrinkling, Extent : Moderate, Area Affected : 10%							
	Location : Second Floor							
Panel/Paver: Cer/Brk	10%			2031	**	5	\$30,700	C
Marble Panels	10%			LIFE	**	5	\$10,200	C
Terrazzo	5%			LIFE	**	5	\$5,300	C
Vinyl Tile	20%			2028	**	3	\$13,600	C
Wood	15%			2038	**	5	\$38,400	C
Interior Walls								
Fabric on Framing	20%			2024	\$5,214,500	5	\$16,400	C
Gypsum Board	40%			LIFE	**	5	\$39,400	C
Masonry: Limestone	5%			LIFE	**			C
Plaster	25%			LIFE	**	5	\$12,300	C
Wood	10%			LIFE	**	5	\$65,600	C
Ceilings								
AcousTileConcealSpLn	20%			2028	**	5	\$42,600	B
AcousTileSusp.Lay-In	35%			2036	**	5	\$59,600	B
Exposed Struc: Wood	5%			LIFE	**			B
Glass: Susp Panels	15%			LIFE	**			B
Gypsum Board	25%			LIFE	**	5	\$53,300	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
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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** 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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Utility Steam	100%			2033	* *	1		B
		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	B
	Pres. Reducing Valve/LP Steam	80%			2019	\$47,000	5	\$4,300	B
Distribution									
	Hot Wtr Piping/Pump	20%	Now	\$3,000	2031	* *	4	\$900	B
		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	\$16,500	2033	* *	4	\$3,600	B
		Steam Traps Faulty, Extent : Moderate, Area Affected : 20%							
		Location : Various Areas							
Terminal Devices									
	Air Handler	80%			2028	* *	1	\$45,100	B
	Convactor/Radiator	10%			2028	* *	1	\$2,900	B
	Fan Coil Unit/Heat	10%			2023	\$142,000	1	\$2,900	B
Air Conditioning									
	Energy Source								
	District C.W.	90%			2043	* *	1		B
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : W Wing Basement							
		Explanation : Chilled Water Comes From W Wing							
	Electricity	10%			2031	* *	1		B
Conversion Equipment									
	Int Pkg Unit - Cooling	10%			2021	\$214,600	2	\$600	B
	No Component	90%							D
		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	B
		Insul. Deteriorating, Extent : Moderate, Area Affected : 30%							
		Location : Various Areas							
		Leak Evident, Extent : Moderate, Area Affected : 3%							
		Location : Cross Bay							
	No Component	10%							D
Terminal Devices									
	Air Handler/Cool/Ht	90%			2028	* *	1	\$50,700	B
	No Component	10%							D

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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 Code
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$4,200	LIFE	* *	2-5	\$50,800	B
			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	B
	Roof	10%			2028	* *	2	\$300	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	* *	1		B
	Water Heater								
	Electric	100%			2018	\$14,700	4	\$500	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2023	\$11,500	4	\$1,600	B
Vertical Transport									
	Elevators								
	Geared Traction	70%			LIFE	* *			C
			Other Observation, Extent : Light, Area Affected : 70%						
			Location : (2) G, 1-5. (1) B, 1, M, 2						
			Explanation : 3 Units						
	Hydraulic	30%			LIFE	* *			C
			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	B
	Sprinkler								
	No Component	80%							D
	Generic	20%			2049	* *	1-2	\$5,100	B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$1,233,800	\$553,500
Interior Architecture			\$292,900
Mechanical		\$976,800	\$1,154,600
Total		\$2,210,600	\$2,001,100
Priority A		\$1,233,800	\$553,500
Priority B		\$976,800	\$1,359,000
Priority C			\$88,500
Total		\$2,210,600	\$2,001,100

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$70,700		\$100	\$900
Interior Architecture	\$19,700	\$9,900	\$59,900	\$19,700
Mechanical	\$62,300	\$21,000	\$55,300	\$21,800
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$164,600	\$42,700	\$127,100	\$54,200
Priority A	\$70,700		\$100	\$900
Priority B	\$74,200	\$32,800	\$95,300	\$33,600
Priority C	\$19,700	\$9,900	\$31,700	\$19,700
Total	\$164,600	\$42,700	\$127,100	\$54,200



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 Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
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 Code
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$2,800	A
Masonry: Brick	15%			LIFE	**	5	\$13,300	A
Masonry: Granite	5%			LIFE	**	5	\$3,300	A
Masonry: Limestone	50%			LIFE	**	5	\$33,400	A
Metal, Corrugated	5%			2033	**	1		A
No Component	20%							D
Windows								
Aluminum	25%			2039	**	5	\$1,800	A
Bronze/Brass	75%			2031	**	5	\$34,300	A
Parapets								
Masonry: Brick	20%			LIFE	**	5	\$100	A
Masonry: Limestone	35%			LIFE	**	5	\$300	A
Masonry: Limestone	5%	Now	\$1,200	LIFE	**	5		A
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	A
Metal Rail	35%			2036	**	5-10	\$4,700	A
Roof								
IRMA/Protected Membrane	25%	Now	\$26,300	2023	\$131,300			A
Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Metal, Corrugated	5%			2028	**	1		A
Metal Panel	20%			2036	**	10	\$23,200	A
Sloped Glazing	20%	Now	\$771,100	LIFE	**	5	\$168,900	A
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	\$462,700	LIFE	**	5	\$253,300	A
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								

Interior

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING H
Asset # : 2293

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	15%			2022	\$449,100	3	\$67,600	C
Ceramic Tile	5%			2032	* *	5	\$11,300	C
Granite Panels	25%			LIFE	* *	5	\$42,300	C
Marble Panels	10%			LIFE	* *	5	\$16,900	C
Slate	10%			LIFE	* *	5	\$24,000	C
Terrazzo	10%			LIFE	* *	5	\$17,600	C
Vinyl Tile	10%			2028	* *	3	\$11,300	C
Wood	15%			2038	* *	5	\$63,400	C
Interior Walls								
Ceramic Tile	5%			2032	* *	5	\$8,600	C
Gypsum Board	45%			LIFE	* *	5	\$46,300	C
Marble Panels	5%			LIFE	* *			C
Plaster	25%			LIFE	* *	5	\$12,900	C
Plaster	20%			LIFE	* *	5	\$10,300	C
Ceilings								
AcousTileSusp.Lay-In	25%			2028	* *	5	\$56,400	B
Glass: Susp Panels	10%			LIFE	* *			B
Water Penetration, Extent : Moderate, Area Affected : 5% Location : Attic Space								
Gypsum Board	15%			LIFE	* *	5	\$42,300	B
Plaster	25%			LIFE	* *	5	\$35,200	B
Plaster	20%			LIFE	* *	5	\$28,200	B
Wood	5%			LIFE	* *	5	\$98,700	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2033	* *	1		B
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	* *	5	\$8,900	B

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
Heating								
Distribution								
Hot Wtr Piping/Pump	10%	Now	\$4,900	2031	* *	4	\$700	B
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Steam Piping/Pump	90%	Now	\$184,600	2033	* *	4	\$6,700	B
<i>Corroded, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Pneumatic Control System</i>								
Terminal Devices								
Air Handler	80%	Now	\$67,600	2018	\$676,000	1	\$67,100	B
<i>Not Energy Efficient, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Attic & Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Attic & Basement</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : 1 Unit Being Removed From Basement</i>								
Convactor/Radiator	10%			2028	* *	1	\$4,900	B
Fan Coil Unit/Heat	10%			2023	\$234,700	1	\$4,900	B
Air Conditioning								
Energy Source								
District C.W.	90%			2033	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : W Wing Basement</i>								
<i>Explanation : Chilled Water Comes From W Wing</i>								
Electricity	10%			2031	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	10%			2021	\$354,700	2	\$900	B
No Component	90%							D
Distribution								
Chilled Wtr Pipe/Pump	90%	Now	\$6,700	2033	* *	4	\$6,700	B
<i>Corroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
No Component	10%							D
Terminal Devices								
Air Handler/Cool/Ht	90%	Now	\$6,000	2023	\$59,900	1	\$75,500	B
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Areas</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coils Connections, Various Areas</i>								
No Component	10%							D
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 Code
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$35,000	LIFE	* *	2-5	\$84,000	B
			Faulty Air Intake, Extent : Severe, Area Affected : 80%						
			Location : Louvers Are Inoperable, Air Dampers Are Not Working Properly						
	Exhaust Fans								
	Interior	100%			2018	\$48,600	2	\$4,600	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2023	\$468,000	1		B
	Water Heater								
	Electric	10%			2021	\$2,400	4	\$100	B
	No Component	90%							D
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2023	\$11,500	4	\$1,600	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	40%			LIFE	* *			C
			Other Observation, Extent : Light, Area Affected : 40%						
			Location : B, G, 1-3						
			Explanation : 1 Unit						
	Hydraulic	60%			LIFE	* *			C
			Other Observation, Extent : Light, Area Affected : 60%						
			Location : 1-2						
			Explanation : 2 Units						
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$76,000	B
	Sprinkler								
	No Component	80%							D
	Generic	20%			2049	* *	1-2	\$8,400	B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$729,200	\$596,100
Interior Architecture	\$43,900	\$146,400
Mechanical		\$917,600
Total	\$773,100	\$1,660,100
Priority A	\$729,200	\$596,100
Priority B		\$1,020,100
Priority C	\$43,900	\$43,900
Total	\$773,100	\$1,660,100

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture				\$3,800
Interior Architecture	\$31,200			\$23,400
Mechanical	\$18,200	\$20,300	\$37,600	\$16,000
Total	\$49,400	\$20,300	\$37,600	\$43,200
Priority A				\$3,800
Priority B	\$26,000	\$20,300	\$37,600	\$16,000
Priority C	\$23,400			\$23,400
Total	\$49,400	\$20,300	\$37,600	\$43,200



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 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 Code
Exterior								
Exterior Walls								
Masonry: Brick	10%			LIFE	**	5	\$8,800	A
Masonry: Granite	5%			LIFE	**	5	\$3,300	A
Masonry: Limestone	45%			LIFE	**	5	\$29,500	A
No Component	40%							D
Windows								
Aluminum	25%			2039	**	5	\$7,700	A
Bronze/Brass	75%			2031	**	5	\$143,800	A
Parapets								
Masonry: Brick	20%			LIFE	**	5	\$2,400	A
Masonry: Limestone	75%			LIFE	**	5	\$11,500	A
Masonry: Limestone	5%			LIFE	**	5	\$800	A
Roof								
IRMA/Protected Membrane	60%			2028	**	10	\$59,000	A
	Paver Block Ballast, Extent : Moderate, Area Affected : 100% Location : Fat Roof							
Sloped Glazing	15%			LIFE	**	5	\$196,600	A
Sloped Glazing	25%	Now	\$598,300	LIFE	**	5	\$327,600	A
	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	\$622,000	3	\$93,700	C
Marble Panels	25%			LIFE	**	5	\$29,300	C
Terrazzo	15%			LIFE	**	5	\$18,300	C
Wood	30%			2038	**	5	\$87,800	C
Interior Walls								
Gypsum Board	50%			LIFE	**	5	\$23,000	C
Masonry: Limestone	25%			LIFE	**			C
Marble Panels	5%			LIFE	**			C
Plaster	20%			LIFE	**	5	\$4,600	C
Ceilings								
AcousTileSusp.Lay-In	10%			2036	**	5	\$15,600	B
Glass: Susp Panels	10%			LIFE	**			B
Gypsum Board	25%			LIFE	**	5	\$48,800	B
Plaster	25%			LIFE	**	5	\$24,400	B
Plaster	30%			LIFE	**	5	\$29,300	B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING J
Asset # : 2298

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2033	* *	1		B
	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	* *	5	\$6,200	B
	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	B
	Malfunctioning, Extent : Moderate, Area Affected : 20%							
	Location : Pneumatic Control System							
Terminal Devices								
Air Handler	80%			2023	\$468,100	1	\$51,600	B
Convactor/Radiator	10%			2028	* *	1	\$3,400	B
Fan Coil Unit/Heat	10%			2023	\$162,500	1	\$3,400	B
Air Conditioning								
Energy Source								
District C.W.	90%			2043	* *	1		B
	Other Observation, Extent : Light, Area Affected : 90%							
	Location : K Wing Basement							
	Explanation : Chilled Water Comes From K Wing							
Electricity	10%			2039	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	10%			2021	\$245,600	2	\$600	B
No Component	90%							D
	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	B
No Component	10%							D
Terminal Devices								
Air Handler/Cool/Ht	90%	Now	\$2,100	2023	\$41,500	1	\$52,300	B
	Leak Evident, Extent : Moderate, Area Affected : 10%							
	Location : Coils Connections, Various Areas							
No Component	10%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$4,800	LIFE	* *	2-5	\$58,200	B
	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.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING J
Asset # : 2298

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation									
	Exhaust Fans								
	Interior	70%			2023	\$23,600	2	\$2,200	B
	Roof	30%			2023	\$8,200	2	\$1,000	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	* *	1		B
	Water Heater								
	Electric	100%			2021	\$16,800	4	\$900	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2023	\$11,500	4	\$1,600	B
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$52,600	B
	Sprinkler								
	No Component	80%							D
	Generic	20%			2049	* *	1-2	\$5,900	B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$341,000	\$179,500
Mechanical		\$48,700
Total	\$341,000	\$228,200
Priority A	\$341,000	\$179,500
Priority B		\$48,700
Total	\$341,000	\$228,200

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$11,700		\$5,800	\$3,100
Interior Architecture	\$10,900		\$5,200	\$3,100
Mechanical	\$20,400	\$7,100	\$19,000	\$10,800
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$54,800	\$18,900	\$41,800	\$28,800
Priority A	\$11,700		\$5,800	\$3,100
Priority B	\$32,200	\$18,900	\$30,800	\$22,700
Priority C	\$10,900		\$5,200	\$3,100
Total	\$54,800	\$18,900	\$41,800	\$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 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 Code
Exterior								
Exterior Walls								
Masonry: Granite	5%			LIFE	**	5	\$2,300	A
Masonry: Limestone	45%			LIFE	**	5	\$20,500	A
No Component	50%							D
Windows								
Aluminum	25%			2039	**	5	\$6,100	A
Bronze/Brass	75%			2031	**	5	\$115,100	A
Parapets								
Masonry: Limestone	80%			LIFE	**	5	\$4,000	A
Metal Rail	20%			2036	**	5-10	\$14,300	A
Roof								
IRMA/Protected Membrane	35%			2028	**	10	\$5,800	A
	Paver Block Ballast, Extent : Moderate, Area Affected : 100% Location : Flat Section							
Metal Panel	10%			2036	**	10	\$3,000	A
Sloped Glazing	35%	Now	\$283,500	LIFE	**	5	\$77,600	A
	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	A
Interior								
Floors								
Carpet	15%			2022	\$82,700	3	\$12,500	C
Mosaic Tile	10%			2028	**	5	\$10,400	C
Granite Panels	25%			LIFE	**	5	\$7,800	C
Marble Panels	30%			LIFE	**	5	\$9,300	C
Wood	20%			2051	**	5	\$15,600	C
Interior Walls								
Gypsum Board	100%			LIFE	**	5	\$17,200	C
Ceilings								
Glass: Susp Panels	50%			LIFE	**			B
Plaster	50%			LIFE	**	5	\$13,000	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
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		
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.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING K
Asset # : 2299

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
Conversion Equipment									
	Heat Exchanger	10%			2032	**	1	\$1,400	B
	Pres. Reducing Valve/LP Steam	90%			2026	**	5	\$1,500	B
Distribution									
	Hot Wtr Piping/Pump	10%			2031	**	4	\$100	B
	Steam Piping/Pump	90%	0-2	\$5,700	2043	**	4	\$1,200	B
Steam Traps Faulty, Extent : Moderate, Area Affected : 10%									
Location : Various Areas									
Terminal Devices									
	Air Handler	80%			2028	**	1	\$13,700	B
	Convactor/Radiator	10%			2028	**	1	\$900	B
	Fan Coil Unit/Heat	10%			2028	**	1	\$900	B
Air Conditioning									
Energy Source									
	Electricity	100%			2039	**	1		B
Conversion Equipment									
	Centrifugal, Elec Chiller	100%			2032	**	1	\$30,000	B
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	B
Terminal Devices									
	Air Handler/Cool/Ht	90%			2028	**	1	\$15,400	B
	Fan Coil - Cool/Heat	10%			2028	**	1	\$900	B
Heat Rejection									
	Water Cool Tower	100%			2024	\$48,700	2	\$27,900	B
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	B
Faulty Air Intake, Extent : Moderate, Area Affected : 10%									
Location : Louvers Are Inoperable, Various Areas									
Exhaust Fans									
	Interior	80%			2028	**	2	\$700	B
	Roof	20%			2028	**	2	\$200	B
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2043	**	1		B
Water Heater									
	Electric	10%			2021	\$400	4		B
	No Component	90%							D
HW Heat Exchanger									
	Low Temp	100%			2043	**	4	\$2,700	B

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2023	\$11,500	4	\$1,600	B
Sewage Ejector(s)								
Electric	100%			2023	\$11,500	4	\$1,600	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
	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	B
Sprinkler								
No Component	80%							D
Generic	20%			2049	* *	1-2	\$1,600	B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$621,500	\$862,800
Interior Architecture	\$43,600	\$422,700
Mechanical		\$936,700
Total	\$665,100	\$2,222,200
Priority A	\$621,500	\$862,800
Priority B		\$1,029,600
Priority C	\$43,600	\$329,800
Total	\$665,100	\$2,222,200

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$20,400		\$5,400	\$300
Interior Architecture	\$80,900		\$14,500	\$58,200
Mechanical	\$107,300	\$59,000	\$122,500	\$54,500
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$220,300	\$70,900	\$154,200	\$124,800
Priority A	\$20,400		\$5,400	\$300
Priority B	\$176,700	\$70,900	\$134,300	\$66,400
Priority C	\$23,300		\$14,500	\$58,200
Total	\$220,300	\$70,900	\$154,200	\$124,800



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING M AND COURT A-M

Asset # : 2294

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Concrete Masonry Unit	5%			LIFE	* *	5	\$3,900	A	
Panel/Paver: Limestone	35%	Now	\$249,500	LIFE	* *	5	\$32,900	A	
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	A	
No Component	30%							D	
Windows									
Aluminum	100%			2039	* *	5	\$500	A	
Parapets									
Concrete Masonry Unit	50%			LIFE	* *	5	\$2,300	A	
Metal Panel	5%			2043	* *	5	\$800	A	
Metal Rail	45%			2036	* *	5-10	\$33,600	A	
Roof									
Modified Bitumen	35%			2031	* *	10	\$34,700	A	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Flat Section									
Single Ply Membrane	5%			2028	* *	10	\$5,000	A	
Sloped Glazing	50%	Now	\$301,400	LIFE	* *	5	\$660,200	A	
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	A	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : West Slope									
Interior									
Floors									
Carpet	15%			2022	\$617,900	3	\$93,100	C	
Panel/Paver: Cer/Brk	10%			2039	* *	5	\$69,800	C	
Granite Panels	15%			LIFE	* *	5	\$34,900	C	
Granite Panels	5%			LIFE	* *	5	\$11,600	C	
Marble Panels	30%			LIFE	* *	5	\$69,800	C	
Marble Panels	5%			LIFE	* *	5	\$11,600	C	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Second Floor									
Wood	15%			2051	* *	5	\$87,200	C	
Wood	5%			2063	* *	5	\$29,100	C	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
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
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 Code
Interior								
Interior Walls								
Gypsum Board	35%			LIFE	* *	5	\$66,400	C
Gypsum Board	15%			LIFE	* *	5	\$28,500	C
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Second Floor								
Masonry: Limestone	10%			LIFE	* *			C
Masonry: Limestone	20%			LIFE	* *			C
Plaster	15%			LIFE	* *	5	\$14,200	C
Wood	5%			LIFE	* *	5	\$63,300	C
Ceilings								
AcousTileConcealSpLn	15%			2036	* *	5	\$55,700	B
AcousTileSusp.Lay-In	20%			2036	* *	5	\$59,400	B
Exposed Struc: Wood	5%			LIFE	* *			B
Glass: Susp Panels	35%			LIFE	* *			B
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Exhibit Area								
Gypsum Board	25%			LIFE	* *	5	\$92,900	B
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Gallery At 762								

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)		Code
Heating									
	Energy Source								
	Utility Steam	100%			2033	* *	1		B
		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	B
Terminal Devices									
	Air Handler	60%			2031	* *	1	\$76,900	B
	Air Handler	20%			2023	\$232,500	1	\$25,600	B
	Convactor/Radiator	20%			2028	* *	1	\$13,400	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		B

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING M AND COURT A-M

Asset # : 2294

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	80%			2026	* *	1	\$179,400	B
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : Basement							
		Explanation : 2 Units - Refrigerant R123							
	Int Pkg Unit - Cooling	10%			2021	\$488,000	2	\$1,300	B
		R-22 Refrigerant, Extent : Light, Area Affected : 10%							
		Location : Various Areas							
	No Component	10%							D
Distribution									
	Chilled Wtr Pipe/Pump	80%			2033	* *	4	\$12,300	B
	No Component	20%							D
Terminal Devices									
	Air Handler/Cool/Ht	60%			2031	* *	1	\$76,900	B
	Air Handler/Cool/Ht	20%			2023	\$164,800	1	\$25,600	B
	No Component	20%							D
Heat Rejection									
	Water Cool Tower	80%			2028	* *	2	\$166,900	B
	No Component	20%							D
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$24,000	LIFE	* *	2-5	\$115,600	B
		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	B
	Roof	10%			2031	* *	2	\$600	B
	Roof	20%			2023	\$10,900	2	\$1,300	B
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2033	* *	1		B
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)									
	Rigid Piping	100%			2023	\$11,500	4	\$1,600	B
Fixtures									
	Generic	100%							B
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : (1) G, 1-5 (1) G, 1, 1m, 2, 2m, 3							
		Explanation : Two Units							

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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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression									
Standpipe									
	Generic	100%			2043	* *	1-5	\$108,400	B
Sprinkler									
	No Component	40%							D
	Generic	60%			2049	* *	1-2	\$34,800	B

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

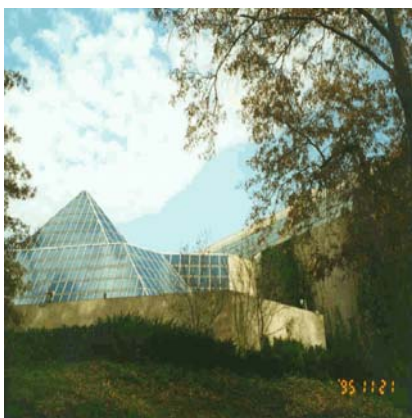
Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$69,600	\$330,500
Interior Architecture		\$1,049,500
Mechanical		\$104,100
Total	\$69,600	\$1,484,100
Priority A	\$69,600	\$330,500
Priority B		\$104,100
Priority C		\$1,049,500
Total	\$69,600	\$1,484,100

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$41,200		\$5,100	
Interior Architecture	\$17,600			\$18,200
Mechanical	\$26,600	\$6,800	\$30,700	\$7,800
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$93,300	\$14,700	\$43,700	\$33,900
Priority A	\$41,200		\$5,100	
Priority B	\$34,500	\$14,700	\$38,600	\$15,700
Priority C	\$17,600			\$18,200
Total	\$93,300	\$14,700	\$43,700	\$33,900



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING O
Asset # : 2295

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Panel/Paver: Limestone	75%			LIFE	* *	5	\$30,600	A
Window Wall	5%			2043	* *	5	\$10,200	A
No Component	20%							D
Parapets								
Metal Rail	30%			2036	* *	5-10	\$40,500	A
Panel/Paver: Limestone	70%			LIFE	* *	5	\$5,700	A
Roof								
IRMA/Protected Membrane	35%	Now	\$16,600	2023	\$82,900			A
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i> <i>Location : Flat Sections</i> <i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 15%</i> <i>Location : Flat Sections</i>								
Sloped Glazing	45%			LIFE	* *	5	\$171,400	A
Sloped Glazing	20%	Now	\$69,600	LIFE	* *	5	\$76,200	A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i> <i>Location : At Pyramid</i>								
Interior								
Floors								
Carpet	25%			2022	\$219,600	3	\$33,100	C
Panel/Paver: Cer/Brk	10%			2039	* *	5	\$14,900	C
Marble Panels	40%			LIFE	* *	5	\$19,800	C
Slate	10%			LIFE	* *	5	\$7,000	C
Wood	15%			2051	* *	5	\$18,600	C
Interior Walls								
Fabric on Framing	15%			2024	\$1,049,500	5	\$5,000	C
Gypsum Board	40%			LIFE	* *	5	\$15,900	C
Masonry: Brick	15%			LIFE	* *			C
Masonry: Limestone	30%			LIFE	* *			C
Ceilings								
Exposed Concrete	45%			LIFE	* *	5	\$3,700	B
Glass: Susp Panels	20%			LIFE	* *			B
Gypsum Board	35%			LIFE	* *	5	\$22,700	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2033	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement D Channel</i> <i>Explanation : Steam Provided By Con Edison</i>								

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING 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 Code	
Heating									
Conversion Equipment									
Heat Exchanger	20%			2026	**	1	\$4,400	B	
Pres. Reducing Valve/LP Steam	80%			2026	**	5	\$2,100	B	
Distribution									
Hot Wtr Piping/Pump	20%	Now	\$600	2045	**	4	\$400	B	
	Insul. Deteriorating, Extent : Moderate, Area Affected : 20% Location : Basement Mech Room								
Steam Piping/Pump	80%	Now	\$16,000	2033	**	4	\$1,700	B	
	Insul. Deteriorating, Extent : Moderate, Area Affected : 60% Location : Basement Mech Room Steam Traps Faulty, Extent : Severe, Area Affected : 60% Location : Various Areas								
Terminal Devices									
Air Handler	100%			2031	**	1	\$27,300	B	
Air Conditioning									
Energy Source									
District C.W.	90%			2043	**	1		B	
	Other Observation, Extent : Light, Area Affected : 70% Location : W Wing Basement Explanation : Chilled Water Comes From W Wing								
Electricity	10%			2031	**	1		B	
Conversion Equipment									
Int Pkg Unit - Cooling	10%			2021	\$104,100	2	\$300	B	
No Component	90%							D	
	Other Observation, Extent : Light, Area Affected : 0% Location : W Wing Explanation : Chilled Water Comes From W Wing								
Distribution									
Chilled Wtr Pipe/Pump	90%			2043	**	4	\$2,000	B	
No Component	10%							D	
Terminal Devices									
Air Handler/Cool/Ht	90%			2031	**	1	\$24,600	B	
No Component	10%							D	
Ventilation									
Distribution									
Ductwork/Diffusers	100%	Now	\$2,100	LIFE	**	2-5	\$24,600	B	
	Faulty Air Intake, Extent : Moderate, Area Affected : 20% Location : Louvers Are Inoperable, Air Dampers Are Not Working Properly								
Exhaust Fans									
Interior	100%			2028	**	2	\$1,400	B	
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2043	**	1		B	
Water Heater									
Electric	20%			2018	\$1,400	4	\$100	B	
No Component	80%							D	

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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 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 Code
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2018	\$11,500	4	\$1,600	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
	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	B
Sprinkler								
No Component	80%							D
Generic	20%			2049	* *	1-2	\$2,500	B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Interior Architecture			\$210,600
Mechanical		\$41,900	\$614,900
Total		\$41,900	\$825,500
Priority B		\$41,900	\$665,700
Priority C			\$159,800
Total		\$41,900	\$825,500

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$3,400		\$100	\$100
Interior Architecture	\$35,100	\$2,200		\$11,200
Mechanical	\$33,800	\$27,100	\$28,000	\$58,200
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$82,200	\$39,100	\$37,900	\$79,400
Priority A	\$3,400		\$100	\$100
Priority B	\$59,900	\$36,900	\$37,800	\$68,100
Priority C	\$18,900	\$2,200		\$11,200
Total	\$82,200	\$39,100	\$37,900	\$79,400



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING 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 Code
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$700	A
No Component	90%							D
Windows								
Aluminum	10%			2039	* *	5	\$300	A
No Component	90%							D
Parapets								
Concrete Masonry Unit	50%			LIFE	* *	5	\$400	A
Metal Panel	5%			2043	* *	5	\$100	A
Metal Rail	45%			2036	* *	5-10	\$5,600	A
Roof								
Under Construction	100%							D
Interior								
Floors								
Carpet	25%			2022	\$286,600	3	\$43,200	C
Ceramic Tile	5%			2032	* *	5	\$4,300	C
Granite Panels	25%			LIFE	* *	5	\$16,200	C
Marble Panels	10%			LIFE	* *	5	\$6,500	C
Terrazzo	25%			LIFE	* *	5	\$16,900	C
Wood	10%			2051	* *	5	\$16,200	C
Interior Walls								
Fabric on Framing	10%			2024	\$159,800	5	\$800	C
Gypsum Board	55%			LIFE	* *	5	\$5,000	C
Plaster	35%			LIFE	* *	5	\$1,600	C
Ceilings								
AcousTileSusp.Lay-In	10%			2040	* *	5	\$8,100	B
AcousTileSusp.Lay-In	40%			2036	* *	5	\$32,500	B
Gypsum Board	50%			LIFE	* *	5	\$50,800	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2033	* *	1		B
<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	* *	1	\$5,700	B
Pres. Reducing Valve/LP Steam	80%			2019	\$29,800	5	\$2,700	B

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
Heating									
Distribution									
	Hot Wtr Piping/Pump	20%	Now	\$7,500	2031	* *	4	\$600	B
		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	\$41,900	2033	* *	4	\$2,300	B
		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	\$258,800	1	\$28,500	B
	Convactor/Radiator	20%			2028	* *	1	\$3,700	B
Air Conditioning									
Energy Source									
	Electricity	100%			2031	* *	1		B
Conversion Equipment									
	Centrifugal, Elec Chiller	100%			2032	* *	1	\$62,400	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Garage Mech Room							
		Explanation : R-123 Refrigerant							
Distribution									
	Chilled Wtr Pipe/Pump	100%	0-2	\$7,200	2033	* *	4	\$2,800	B
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : 3rd Floor Mech Room							
Terminal Devices									
	Air Handler/Cool/Ht	100%	Now	\$5,100	2023	\$254,900	1	\$32,100	B
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Coils Connections, Various Areas							
Heat Rejection									
	Water Cool Tower	100%			2021	\$101,200	2	\$58,100	B
		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	\$2,700	LIFE	* *	2-5	\$32,200	B
		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 Code
Ventilation									
	Exhaust Fans								
	Interior	80%			2023	\$14,900	2	\$1,400	B
	Roof	20%			2023	\$3,000	2	\$400	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	* *	1		B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-3							
		Explanation : Two Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$29,100	B
	Sprinkler								
	No Component	80%							D
	Generic	20%			2049	* *	1-2	\$3,200	B

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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.*

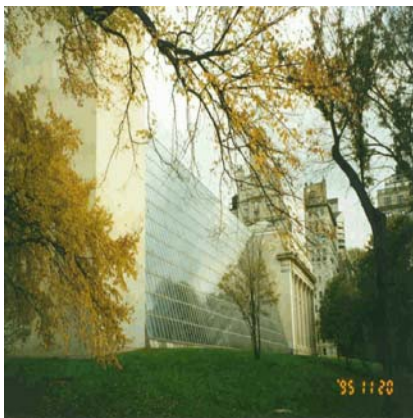
Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$73,100	\$1,402,200
Interior Architecture	\$79,000	\$2,670,100
Mechanical	\$182,200	\$2,326,000
Total	\$334,300	\$6,398,400
Priority A	\$73,100	\$1,402,200
Priority B	\$182,200	\$2,462,400
Priority C	\$79,000	\$2,533,700
Total	\$334,300	\$6,398,400

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$31,700			
Interior Architecture	\$869,300	\$10,500	\$19,800	\$36,700
Mechanical	\$104,600	\$50,000	\$118,600	\$58,000
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$1,015,400	\$70,400	\$148,200	\$104,500
Priority A	\$31,700			
Priority B	\$144,200	\$59,900	\$128,500	\$67,800
Priority C	\$839,500	\$10,500	\$19,800	\$36,700
Total	\$1,015,400	\$70,400	\$148,200	\$104,500



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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING 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 Code
Exterior								
Exterior Walls								
Panel/Paver: Limestone	5%	Now	\$31,700	LIFE	**	5	\$4,200	A
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	A
No Component	60%							D
Roof								
Built-Up (BUR)	5%			2023	\$25,000	10	\$5,200	A
Sloped Glazing	95%			LIFE	**	5	\$1,329,100	A
Interior								
Floors								
Carpet	15%	2-4	\$839,500	2025	\$839,500	3	\$94,800	C
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	C
Ceramic Tile	5%			2032	**	5	\$21,100	C
Granite Panels	20%			LIFE	**	5	\$63,200	C
Terrazzo	15%			LIFE	**	5	\$49,400	C
Wood	20%			2051	**	5	\$158,100	C
Wood	5%			2058	**	5	\$39,500	C
Interior Walls								
Cast in Place Concrete	15%			LIFE	**			C
Concrete Masonry Unit	5%			LIFE	**	5	\$2,700	C
Fabric on Framing	15%			2024	\$2,157,700	5	\$10,200	C
Gypsum Board	27%			LIFE	**	5	\$22,000	C
Gypsum Board	5%			LIFE	**	5	\$4,100	C
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Marble Panels	3%			LIFE	**			C
Plaster	25%			LIFE	**	5	\$10,200	C
Wood	5%			LIFE	**	5	\$27,200	C
Ceilings								
AcousTileSusp.Lay-In	15%			2036	**	5	\$59,500	B
Exposed Concrete	15%			LIFE	**	5	\$9,300	B
Glass: Susp Panels	25%			LIFE	**			B
Glass: Susp Panels	5%			LIFE	**			B
Gypsum Board	20%			LIFE	**	5	\$99,200	B
Metal Panel	5%			LIFE	**	5	\$24,800	B
Plaster	15%			LIFE	**	5	\$37,200	B

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING R
Asset # : 2300

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2033	* *	1		B
	<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	* *	1	\$27,900	B
Pres. Reducing Valve/LP Steam	80%			2019	\$145,400	5	\$13,400	B
Distribution								
Hot Wtr Piping/Pump	20%			2031	* *	4	\$2,800	B
Steam Piping/Pump	80%			2033	* *	4	\$16,700	B
Terminal Devices								
Air Handler	80%			2023	\$1,263,600	1	\$139,300	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : In " P " Wing 3rd Floor Mech Room</i>							
	<i>Explanation : Air Handlers</i>							
Convactor/Radiator	20%			2028	* *	1	\$18,200	B
Air Conditioning								
Energy Source								
District C.W.	90%			2043	* *	1		B
	<i>Other Observation, Extent : Light, Area Affected : 90%</i>							
	<i>Location : K Wing South Garage Mech. Room</i>							
	<i>Explanation : Chilled Water Comes From K Wing</i>							
Electricity	10%			2031	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	10%			2021	\$663,100	2	\$1,700	B
No Component	90%							D
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : K Wing</i>							
	<i>Explanation : Chilled Water Comes From K Wing</i>							
Distribution								
Chilled Wtr Pipe/Pump	90%			2043	* *	4	\$12,500	B
No Component	10%							D
Terminal Devices								
Air Handler/Cool/Ht	90%			2023	\$112,000	1	\$156,700	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : In " P " Wing 3rd Floor Mech Room</i>							
	<i>Explanation : Air Handlers</i>							
No Component	10%							D
Heat Rejection								
Water Cool Tower	90%			2024	\$44,500	2	\$255,100	B
	<i>Other Observation, Extent : Light, Area Affected : 90%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 3 New Units For The Chillers In K Wing</i>							
No Component	10%							D

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 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 Code
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$13,100	LIFE	* *	2-5	\$157,000	B
			Faulty Air Intake, Extent : Moderate, Area Affected : 30%						
			Location : Louvers Are Inoperable, Various Areas						
	Exhaust Fans								
	Interior	100%			2023	\$90,900	2	\$8,600	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	* *	1		B
	Water Heater								
	Electric	100%			2021	\$45,400	4	\$2,500	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
			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	B
	Sprinkler								
	No Component	80%							D
	Generic	20%			2049	* *	1-2	\$15,800	B

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 : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$599,500	\$1,247,400
Interior Architecture		\$1,975,900
Mechanical	\$639,700	\$668,500
Total	\$1,239,200	\$3,891,800
Priority A	\$599,500	\$1,247,400
Priority B	\$639,700	\$704,200
Priority C		\$1,940,200
Total	\$1,239,200	\$3,891,800

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$20,900			
Interior Architecture	\$56,700	\$1,900		\$518,400
Mechanical	\$45,000	\$16,000	\$49,400	\$21,500
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$134,500	\$29,700	\$61,200	\$551,700
Priority A	\$20,900			
Priority B	\$70,200	\$27,900	\$61,200	\$33,300
Priority C	\$43,400	\$1,900		\$518,400
Total	\$134,500	\$29,700	\$61,200	\$551,700



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

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
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 Code

Exterior

Exterior Walls

Concrete Masonry Unit	5%			LIFE	**	5	\$2,300	A
Masonry: Limestone	5%	Now	\$20,900	LIFE	**	5	\$2,800	A

Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%

Location : North Facade

Window Wall	40%			2043	**	5	\$110,300	A
No Component	50%							D

Windows

Aluminum	5%			2039	**	5	\$100	A
No Component	95%							D

Roof

Sloped Glazing	100%	Now	\$544,400	LIFE	**	5	\$1,192,300	A
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Water Penetration, Extent : Moderate, Area Affected : 20%

Location : North Side

Interior

Floors

Carpet	25%			2019	\$495,500	3	\$74,600	C
Cast in Place Concrete	5%			LIFE	**	5	\$16,300	C
Ceramic Tile	5%			2026	**	5	\$7,500	C
Granite Panels	30%			LIFE	**	5	\$33,600	C
Marble Panels	10%			LIFE	**	5	\$11,200	C
Vinyl Tile	10%			2023	\$132,000	3	\$5,600	C
Wood	15%			2051	**	5	\$42,000	C

Interior Walls

Concrete Masonry Unit	5%			LIFE	**	5	\$3,300	C
Fabric on Framing	10%			2024	\$1,773,100	5	\$8,400	C
Gypsum Board	35%			LIFE	**	5	\$35,100	C
Panel/Paver: Limestone	45%			LIFE	**			C
Wood	5%			LIFE	**	5	\$33,500	C

Ceilings

AcousTileConcealSpLn	15%			2036	**	5	\$26,700	B
Glass: Susp Panels	65%			LIFE	**			B

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

Location : Gallery

Gypsum Board	20%			LIFE	**	5	\$35,600	B
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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 Code

Heating

Energy Source

Utility Steam	100%			2033	**	1		B
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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.
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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	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		Code
Heating									
	Conversion Equipment								
	Heat Exchanger	15%			2026	* *	1	\$7,400	B
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : For Radiators In Stairwells							
		Explanation : 1 Unit							
	Pres. Reducing Valve/LP	85%			2026	* *	5	\$5,000	B
	Steam	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	\$4,900	2022	\$48,900	4	\$700	B
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
	Steam Piping/Pump	85%	Now	\$77,000	2023	\$384,800	4	\$4,200	B
		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	\$47,500	2018	\$475,500	1	\$47,200	B
		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	B
Air Conditioning									
	Energy Source								
	District C.W.	90%			2033	* *	1		B
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : W Wing Mech Room							
		Explanation : Chilled Water Comes From W Wing							
	Electricity	10%			2031	* *	1		B
Conversion Equipment									
	Int Pkg Unit - Cooling	10%			2021	\$234,800	2	\$600	B
	No Component	90%							D
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : W Wing							
		Explanation : Chilled Water Comes From W Wing							

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING 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 Code
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pump	90%	Now	\$4,500	2033	* *	4	\$4,400	B
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
No Component	10%							D
Terminal Devices								
Air Handler/Cool/Ht	90%			2018	\$39,700	1	\$55,500	B
No Component	10%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$11,600	LIFE	* *	2-5	\$55,600	B
<i>Broken, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Access Doors & Flexible Connections, Various Areas</i>								
<i>Faulty Air Intake, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Louvers Are Inoperable, Throughout</i>								
<i>Unbalanced System, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
Exhaust Fans								
Interior	100%			2023	\$32,200	2	\$3,100	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		B
Water Heater								
Electric	100%			2021	\$16,100	4	\$900	B
HW Heat Exchanger								
Low Temp	100%			2043	* *	4	\$9,900	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2018	\$11,500	4	\$1,600	B
Pool Filter/Treatment								
Sand	100%			2036	* *	4	\$37,100	B
Sewage Ejector(s)								
Electric	100%			2023	\$11,500	4	\$1,600	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : G, Ld, M</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression								

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

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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 Code
Fire Suppression									
Standpipe									
	Generic	100%			2033	* *	1-5	\$50,300	B
Sprinkler									
	No Component	70%							D
	Generic	30%			2049	* *	1-2	\$8,400	B

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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 : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$341,800	\$257,400
Interior Architecture		\$474,300
Mechanical	\$124,900	\$1,174,000
Total	\$466,700	\$1,905,700
Priority A	\$341,800	\$257,400
Priority B	\$124,900	\$1,453,300
Priority C		\$194,900
Total	\$466,700	\$1,905,700

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$90,400		\$20,700	
Interior Architecture	\$435,900	\$6,500		\$36,000
Mechanical	\$59,700	\$55,800	\$120,200	\$46,800
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$597,900	\$74,200	\$152,700	\$94,600
Priority A	\$90,400		\$20,700	
Priority B	\$102,600	\$67,600	\$132,000	\$58,600
Priority C	\$404,900	\$6,500		\$36,000
Total	\$597,900	\$74,200	\$152,700	\$94,600



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 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 Code	
Exterior									
Exterior Walls									
Concrete Masonry Unit	5%			LIFE	**	5	\$4,200	A	
Masonry: Granite	5%			LIFE	**	5	\$5,000	A	
Masonry: Limestone	50%	Now	\$152,800	LIFE	**	5	\$50,400	A	
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	A	
No Component	35%							D	
Windows									
Aluminum	100%	Now	\$1,600	2039	**	5	\$900	A	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Southwest Window									
Parapets									
Concrete Masonry Unit	5%	Now	\$1,600	LIFE	**	5	\$200	A	
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	A	
Panel/Paver: Limestone	70%			LIFE	**	5	\$2,300	A	
Roof									
Built-Up (BUR)	3%	Now	\$8,200	2033	**			A	
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : At Planters									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : At Planters									
Modified Bitumen	35%	Now	\$24,400	2031	**			A	
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%									
Location : Flat Section									
Plaza Roof: Stone Panels	25%	Now	\$32,800	2043	**			A	
Water Penetration, Extent : Moderate, Area Affected : 30%									
Location : At Flashing									
Sloped Glazing	27%	Now	\$189,000	LIFE	**	5	\$207,000	A	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Patrons Lounge, Stair T-2									
Spray-on Foam	10%	Now	\$21,800	2033	**	5	\$3,800	A	
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									

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING T
Asset # : 2302

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	10%	2-4	\$347,600	2025	\$347,600	3	\$39,300	C
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Sections 900, 901</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Sections 900, 901</i>								
Carpet	15%			2022	\$521,400	3	\$78,500	C
Cast in Place Concrete	10%			LIFE	**	5	\$57,300	C
Ceramic Tile	5%			2032	**	5	\$13,100	C
Granite Panels	15%			LIFE	**	5	\$29,500	C
Marble Panels	20%			LIFE	**	5	\$39,300	C
Quarry Tile	5%			2036	**	5	\$19,600	C
Vinyl Tile	10%			2028	**	3	\$13,100	C
Wood	10%			2051	**	5	\$49,100	C
Interior Walls								
Gypsum Board	80%			LIFE	**	5	\$53,700	C
Metal Panel	5%			LIFE	**			C
Marble Panels	5%			LIFE	**			C
Wood	10%			LIFE	**	5	\$44,700	C
Ceilings								
AcousTileSusp.Lay-In	25%			2036	**	5	\$62,100	B
Exposed Concrete	10%			LIFE	**	5	\$3,900	B
Exposed Struc: Steel	5%			LIFE	**			B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair T-2</i>								
Gypsum Board	55%			LIFE	**	5	\$170,700	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Patrons Lounge</i>								
Wood	5%			LIFE	**	5	\$108,600	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2033	**	1		B
<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	**	1	\$17,300	B
Pres. Reducing Valve/LP	80%			2032	**	5	\$8,300	B
Steam								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING T
Asset # : 2302

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Hot Wtr Piping/Pump	20%	Now	\$5,700	2031	* *	4	\$1,700	B
			<i>Corroded, Extent : Moderate, Area Affected : 10%</i> <i>Location : Various Areas</i>					
Steam Piping/Pump	80%	Now	\$63,500	2033	* *	4	\$6,900	B
			<i>Corroded, Extent : Moderate, Area Affected : 15%</i> <i>Location : Various Areas</i> <i>Steam Traps Faulty, Extent : Severe, Area Affected : 20%</i> <i>Location : Throughout</i>					
Terminal Devices								
Air Handler	80%			2028	* *	1	\$86,500	B
Convactor/Radiator	20%			2028	* *	1	\$11,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2032	* *	1	\$189,300	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Garage M E R</i> <i>Explanation : 4 Units For " T" & " R", R-123 Refrigerant</i>					
Distribution								
Chilled Wtr Pipe/Pump	100%			2033	* *	4	\$12,900	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2023	\$772,900	1	\$108,200	B
Heat Rejection								
Water Cool Tower	100%	Now	\$61,400	2021	\$307,000	2	\$140,800	B
			<i>Unit Inoperable, Extent : Severe, Area Affected : 50%</i> <i>Location : 2 Units Need To Be Replaced, 3rd Floor Roof</i>					
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$97,500	B
			<i>Faulty Air Intake, Extent : Moderate, Area Affected : 20%</i> <i>Location : Louvers Are Inoperable, Various Areas</i>					
Exhaust Fans								
Interior	90%			2023	\$50,800	2	\$4,800	B
Roof	10%			2028	* *	2	\$500	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		B
Water Heater								
Electric	100%			2021	\$28,200	4	\$1,500	B
Sanitary Piping								
Cast Iron	100%	Now	\$7,900	LIFE	* *	1		B
			<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i> <i>Location : 4th Floor Kitchen Trap</i> <i>Corroded, Extent : Severe, Area Affected : 10%</i> <i>Location : 4th Floor Kitchen</i>					

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Estimates are rounded to the nearest hundred dollars.

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
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 Code
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2028	* *	4	\$2,500	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		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	B
	Sprinkler								
	No Component	80%							D
	Generic	20%			2049	* *	1-2	\$9,800	B

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$254,200
Interior Architecture		\$95,300
Mechanical		\$320,800
Total		\$670,300
Priority A		\$254,200
Priority B		\$320,800
Priority C		\$95,300
Total		\$670,300

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$13,300			
Interior Architecture	\$3,100	\$2,000	\$6,000	\$84,900
Mechanical	\$58,000	\$8,500	\$16,500	\$8,000
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$82,300	\$18,400	\$30,400	\$100,800
Priority A	\$13,300			
Priority B	\$65,900	\$16,400	\$29,000	\$15,900
Priority C	\$3,100	\$2,000	\$1,400	\$84,900
Total	\$82,300	\$18,400	\$30,400	\$100,800



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.

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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 Code
Exterior								
Exterior Walls								
Concrete Masonry Unit	20%			LIFE	* *	5	\$4,800	A
Masonry: Brick	10%			LIFE	* *	5	\$3,900	A
No Component	70%							D
Parapets								
Metal Rail	100%			2036	* *	5-10	\$18,200	A
Roof								
IRMA/Protected Membrane	80%			2023	\$204,800	10	\$19,800	A
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout</i>								
Modified Bitumen	5%	Now	\$2,200	2023	\$7,500			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i> <i>Location : Elevator Shaft</i> <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : Elevator Shaft</i>								
Sloped Glazing	15%			LIFE	* *	5	\$49,400	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> <i>Location : North Section</i>								
Interior								
Floors								
Carpet	20%			2019	\$81,800	3	\$12,300	C
Cast in Place Concrete	10%			LIFE	* *	5	\$6,700	C
Marble Panels	15%			LIFE	* *	5	\$3,500	C
Terrazzo	15%			LIFE	* *	5	\$3,600	C
Vinyl Tile	35%			2023	\$95,300	3	\$4,000	C
Wood	5%			2038	* *	5	\$2,900	C
Interior Walls								
Ceramic Tile	5%			2032	* *	5	\$1,300	C
Concrete Masonry Unit	10%			LIFE	* *	5	\$1,000	C
Gypsum Board	50%			LIFE	* *	5	\$7,600	C
Plaster	25%			LIFE	* *	5	\$1,900	C
Plywood/Hardboard	10%			LIFE	* *			C
Ceilings								
AcousTileSusp.Lay-In	25%			2028	* *	5	\$9,200	B
Exposed Concrete	60%			LIFE	* *	5	\$3,400	B
Gypsum Board	15%			LIFE	* *	5	\$6,900	B

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

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 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 Code	
Heating									
Energy Source									
Utility Steam	100%			2033	* *	1		B	
	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	B	
	Other Observation, Extent : Light, Area Affected : 20%								
	Location : Basement								
	Explanation : 2 Units								
Pres. Reducing Valve/LP Steam	80%			2032	* *	5	\$1,000	B	
	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	\$1,300	2022	\$13,400	4	\$200	B	
	Corroded, Extent : Severe, Area Affected : 15%								
	Location : Throughout								
	Leak Evident, Extent : Moderate, Area Affected : 3%								
	Location : Various Areas								
Steam Piping/Pump	80%	Now	\$14,900	2023	\$74,700	4	\$800	B	
	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	\$8,700	2023	\$86,500	1	\$8,600	B	
	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	\$59,700	1	\$1,700	B	
Air Conditioning									
Energy Source									
Electricity	100%			2031	* *	1		B	

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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 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 Code
Air Conditioning									
	Conversion Equipment								
	Centrifugal, Elec Chiller	100%			2026	* *	1	\$22,300	B
		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	\$5,100	2033	* *	4	\$1,000	B
		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	\$81,800	1	\$11,500	B
	Fan Coil - Cooling	10%			2023	\$16,500	1	\$700	B
Heat Rejection									
	Water Cool Tower	50%			2027	* *	2	\$10,400	B
	Water Cool Tower	50%	Now	\$1,800	2021	\$18,100	2	\$8,300	B
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Supporting Structure, Roof							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$2,400	LIFE	* *	2-5	\$11,500	B
		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	\$4,000	2	\$400	B
	Roof	40%			2023	\$2,200	2	\$300	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	* *	1		B
	HW Heat Exchanger								
	Low Temp	100%	0-2	\$6,600	2053	* *	4	\$2,000	B
		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		B

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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 Code
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%	Now	\$11,500	2033	* *	4	\$1,600	B
		<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Basement</i>						
		<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Sewage Ejector(s)								
Electric	100%			2028	* *	4	\$2,500	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : (1) - Ll, G, 1, 1m, 2, 2m, 3m (1) Freight - G, 1, 1m, 2, 2m, 3m</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2033	* *	1-5	\$10,400	B
Sprinkler								
No Component	50%							D
Generic	50%			2049	* *	1-2	\$2,900	B
Fire Pump								
Generic	100%			2036	* *	1	\$3,800	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Services The Entire Museum</i>						

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Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$35,200	
Interior Architecture		\$43,100
Mechanical		\$88,000
Total	\$35,200	\$131,100
Priority A	\$35,200	
Priority B		\$88,000
Priority C		\$43,100
Total	\$35,200	\$131,100

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$3,100		\$4,100	
Interior Architecture	\$4,500	\$600	\$4,800	\$3,100
Mechanical	\$9,200	\$1,400	\$3,700	\$1,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$20,800	\$6,000	\$16,500	\$8,500
Priority A	\$3,100		\$4,100	
Priority B	\$14,600	\$5,400	\$11,100	\$5,400
Priority C	\$3,100	\$600	\$1,300	\$3,100
Total	\$20,800	\$6,000	\$16,500	\$8,500



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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 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 Code
Exterior								
Exterior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	\$4,300	A
No Component	75%							D
Windows								
Steel	10%	Now	\$35,200	2048	* *	5	\$4,100	A
<i>Condensation Present, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
No Component	90%							D
Parapets								
Metal Panel	5%			2043	* *	5	\$100	A
Metal Rail	95%			2036	* *	5-10	\$5,100	A
Roof								
IRMA/Protected Membrane	50%			2028	* *	10	\$4,000	A
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	50%			2033	* *	10	\$4,000	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	45%			2022	\$83,200	3	\$12,500	C
Cast in Place Concrete	10%			LIFE	* *	5	\$3,000	C
Vinyl Tile	35%			2023	\$43,100	3	\$1,800	C
Wood	10%			2038	* *	5	\$2,600	C
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	\$100	C
Gypsum Board	60%			LIFE	* *	5	\$2,200	C
Masonry: Brick	10%			LIFE	* *			C
Plaster	25%			LIFE	* *	5	\$500	C
Ceilings								
AcousTile,Adhered	20%			2036	* *	5	\$2,800	B
AcousTileSusp.Lay-In	50%			2028	* *	5	\$7,000	B
Exposed Concrete	20%			LIFE	* *	5	\$400	B
Exposed Struc: Steel	10%			LIFE	* *			B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING X
Asset # : 151

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Utility Steam	100%			2033	* *	1		B
		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	\$3,000	4		B
		Corroded, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Various Areas							
	Steam Piping/Pump	90%	Now	\$3,800	2033	* *	4	\$400	B
		Corroded, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Various Areas							
Terminal Devices									
	Air Handler	90%	Now	\$900	2023	\$46,900	1	\$4,700	B
		Malfunctioning, Extent : Moderate, Area Affected : 5%							
		Location : Pneumatic Control System							
	Convactor/Radiator	10%			2028	* *	1	\$300	B
Air Conditioning									
	Energy Source								
	District C.W.	100%			2049	* *	1		B
		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	\$2,300	2033	* *	4	\$500	B
		Corroded, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2023	\$41,100	1	\$5,800	B
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$1,100	LIFE	* *	2-5	\$5,200	B
		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	\$2,700	2	\$300	B
	Roof	10%			2018	\$200	2		B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	* *	1		B

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING X
Asset # : 151

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : G, I, M.							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$4,700	B
	Sprinkler								
	No Component	80%							D
	Generic	20%			2049	* *	1-2	\$500	B

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Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$446,100	\$373,200
Interior Architecture	\$258,200	\$122,600
Electrical		\$52,700
Mechanical	\$28,500	
Total	\$732,900	\$548,600
Priority A	\$446,100	\$373,200
Priority B	\$226,400	\$175,400
Priority C	\$60,300	
Total	\$732,900	\$548,600

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$78,000	\$500	\$10,400	
Interior Architecture	\$96,000	\$62,400	\$10,800	\$1,100
Electrical	\$13,100	\$9,800	\$14,200	\$10,400
Mechanical	\$46,800	\$16,600	\$51,000	\$16,700
Elevators/Escalators	\$26,500	\$26,500	\$26,500	\$26,500
Total	\$260,400	\$115,800	\$112,800	\$54,700
Priority A	\$78,000	\$500	\$10,400	
Priority B	\$120,800	\$52,900	\$91,700	\$53,500
Priority C	\$61,600	\$62,400	\$10,800	\$1,100
Total	\$260,400	\$115,800	\$112,800	\$54,700



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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 Code
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	10%			LIFE	**	5	\$70,300	A
Metal Panel	5%			2051	**	5-10	\$64,500	A
Granite Panels	25%			LIFE	**	5	\$70,300	A
Granite Panels	50%			LIFE	**	5	\$140,600	A
Window Wall	10%			2051	**	5	\$70,300	A
Windows								
Aluminum	100%			2047	**	5	\$1,100	A
Parapets								
Cast in Place Concrete	40%			LIFE	**	5	\$54,300	A
Concrete Masonry Unit	10%			LIFE	**	5-10	\$3,600	A
Metal/Glass Panel	2%			2051	**			A
Metal Panel	5%			2045	**	5	\$1,300	A
Granite Panels	43%			LIFE	**	5-10	\$33,500	A
Roof								
IRMA/Protected Membrane	85%	Now	\$145,100	2030	**			A
	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	A
Sloped Glazing	10%	Now	\$125,300	LIFE	**	5	\$150,600	A
	Water Penetration, Extent : Moderate, Area Affected : 10% Location : Cupola Of 1997 Wing							
Interior								
Floors								
Carpet	50%			2026	**	3	\$129,100	C
Cast in Place Concrete	5%			LIFE	**	5	\$37,700	C
Ceramic Tile	10%			2038	**	5	\$17,200	C
Panel/Paver: Cer/Brk	10%			2047	**	5	\$38,700	C
Granite Panels	5%			LIFE	**	5	\$12,900	C
Marble Panels	3%			LIFE	**	5	\$7,700	C
Vinyl Tile	10%			2033	**	3	\$6,500	C
Wood	7%			2060	**	5	\$22,600	C
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$7,300	C
Fabric on Framing	5%			2029	**	5	\$2,300	C
Glass Block	5%			LIFE	**	10	\$1,800	C
Glass: Single Pane	10%			LIFE	**	5	\$13,700	C
Gypsum Board	60%			LIFE	**	5-10	\$93,200	C
Granite Panels	5%			LIFE	**	10	\$1,800	C
Wood	5%			LIFE	**	5	\$36,500	C

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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 Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	55%			2042	**	5	\$94,700	B
Exposed Concrete	20%			LIFE	**	5-10	\$43,000	B
Exposed Struc: Steel	10%			LIFE	**	10	\$34,400	B
Gypsum Board	10%			LIFE	**	5-10	\$59,200	B
Wood	5%			LIFE	**	5	\$150,600	B
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	65%			2045	**	5	\$300	B
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	B
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		B
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	B
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	B
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	B
Fused Disc Sw	70%			2045	**	5	\$300	B
Raceway								
Conduit	30%			2045	**	1		B
Conduit	70%			2045	**	1		B
Panelboards								
Molded Case Bkrs	30%			2033	**	5	\$900	B
Molded Case Bkrs	70%			2041	**	5	\$2,100	B
Wiring								
Thermoplastic	30%			2035	**	1		B
Thermoplastic	70%			2045	**	1		B

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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 Code
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2038	* *	5	\$800	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2038	* *	5	\$3,400	B
<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	B
Generators								
Diesel	100%			2034	* *	1	\$44,500	B
<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	\$600	5	\$4,300	B
Fuel Storage								
Main Tank	100%			2053	* *	5	\$3,400	B
<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	B
<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout The Building</i>								
Fluorescent	40%			2030	* *	10	\$42,200	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout The Building</i>								
HID	10%			2030	* *	10	\$400	B
Incandescent	40%			2030	* *	2	\$1,000	B
Egress Lighting								
Emergency, Service	50%			2030	* *	1		B
Exit, LED	50%			2053	* *	1		B
Lightning Protection								
Arresters/Cabling								
No Component	70%							D
Generic	30%			2040	* *	5	\$500	B
<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 Code

Alarm

Security System

No Component

60%

D

Generic

40%

2030

* *

1

\$17,200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Galleries**Explanation : C C T V Surveillance Cameras*

Fire/Smoke Detection

No Component

50%

D

Generic, Digital

50%

2030

* *

B

*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 Code

Heating

Energy Source

Electricity

100%

2045

* *

1

B

Conversion Equipment

Gas/Elec Unit Heater

10%

2033

* *

4

\$500

B

Heat Pump

80%

2026

* *

2

\$28,400

B

Radiant Heater

10%

2030

* *

2

\$5,300

B

Terminal Devices

Air Handler

100%

2030

* *

1

\$71,100

B

Air Conditioning

Energy Source

Electricity

100%

2041

* *

1

B

Conversion Equipment

Heat Pump

100% Now

\$200

2026

* *

2

\$5,600

B

*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

B

Heat Rejection

Air Condenser Unit

100%

2030

* *

2

\$80,100

B

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$101,500

B

Exhaust Fans

Roof

100%

2030

* *

2

\$3,500

B

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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 Code
Plumbing									
	H/C Water Piping Brass/Copper	100%			2045	* *	1		B
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : House Duplex Pump Package						
	Water Heater Electric	100%			2023	\$16,900	4	\$700	B
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout						
			Explanation : Point Of Use Heaters						
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
	Sewage Ejector(s) Electric	100%			2030	* *	4	\$1,600	B
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Duplex Pkg						
	Backflow Preventer Generic	100%			2030	* *	1	\$7,000	B
	Fixtures Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	60%			LIFE	* *			C
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : (2) 1-4 (1) B-5 Freight						
			Explanation : 2 Passenger, 1 Freight						
	Hydraulic	40%			LIFE	* *			C
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1-3						
			Explanation : 2 Passenger Elevators						
	Escalators Under 20' Rise	100%			LIFE	* *			C
			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	B
	Sprinkler Generic	100%			2045	* *	1-2	\$32,200	B
	Fire Pump Generic	100%			2034	* *	1	\$21,500	B

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Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$1,031,600	\$197,900
Interior Architecture	\$866,100	\$7,787,700
Electrical	\$176,900	\$250,800
Mechanical	\$82,100	\$812,900
Total	\$2,156,700	\$9,049,300
Priority A	\$1,031,600	\$197,900
Priority B	\$259,000	\$1,248,700
Priority C	\$866,100	\$7,602,700
Total	\$2,156,700	\$9,049,300

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture		\$13,400		\$25,400
Interior Architecture	\$91,600	\$17,100	\$5,700	\$34,500
Electrical	\$51,200	\$22,000	\$20,100	\$52,900
Mechanical	\$113,400	\$56,000	\$93,600	\$83,300
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$271,000	\$123,300	\$134,200	\$211,000
Priority A		\$13,400		\$25,400
Priority B	\$179,400	\$109,900	\$128,400	\$151,000
Priority C	\$91,600		\$5,700	\$34,500
Total	\$271,000	\$123,300	\$134,200	\$211,000



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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 Code
Exterior								
Exterior Walls								
Masonry: Brick	55%	Now	\$417,400	LIFE	**	5	\$66,500	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Various Locations Throughout							
Masonry: Limestone	10%	Now	\$274,800	LIFE	**	5	\$9,100	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Various Locations Throughout							
Masonry: Marble	18%			LIFE	**	5	\$16,300	A
Metal Sect. OHD	2%			2037	**	5	\$7,600	A
Marble Panels	5%			LIFE	**	5	\$4,500	A
Window Wall	10%	0-2	\$60,500	2044	**	5	\$22,700	A
	Caulking Deteriorated, Extent : Light, Area Affected : 15%							
	Location : Courtyard							
Windows								
Steel	5%	Now	\$66,400	2049	**	5	\$7,600	A
	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	A
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : South Wing, 2012							
Wood	15%	Now	\$107,000	2049	**	5	\$18,300	A
	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	A
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : South Wing, 2012							
Parapets								
Glazed Ceramic Panel	5%			2044	**	5-10	\$4,800	A
Masonry: Brick	75%			LIFE	**	5	\$6,700	A
Masonry: Marble	18%			LIFE	**	5	\$2,000	A
Metal Rail	2%			2037	**	5-10	\$3,200	A
Roof								
IRMA/Protected Membrane	10%			2029	**	10	\$8,300	A
Metal Panel	5%			2037	**	10	\$7,600	A
Panel/Paver: Cer/Brk	5%			2044	**	10	\$5,500	A
Single Ply Membrane	20%			2029	**	10	\$16,600	A
Skylight, Metal/Glass	5%			2034	**	10	\$13,800	A
Slate	55%			LIFE	**			A

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 Code
Interior									
Floors									
	Carpet	15%	4+	\$91,600	2025	\$458,000	3	\$51,700	C
		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	C
	Ceramic Tile	5%			2033	**	5	\$11,500	C
	Marble Panels	15%	Now	\$779,900	LIFE	**	5	\$25,900	C
		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	\$709,800	5	\$34,500	C
	Wood	40%			2052	**	5	\$172,500	C
		Recent Repair Evident, Extent : Light, Area Affected : 50%							
		Location : South Wing, 2012							
Interior Walls									
	Fabric on Framing	15%			2025	\$6,513,900	5	\$30,700	C
		Recent Repair Evident, Extent : Light, Area Affected : 50%							
		Location : South Wing, 2012							
	Gypsum Board	30%			LIFE	**	5	\$73,800	C
		Recent Repair Evident, Extent : Light, Area Affected : 50%							
		Location : South Wing, 2012							
	Plaster	50%			LIFE	**	5	\$61,500	C
		Recent Repair Evident, Extent : Light, Area Affected : 50%							
		Location : South Wing, 2012							
	Wood	5%			LIFE	**	5	\$82,000	C
Ceilings									
	AcousTileSusp.Lay-In	15%			2037	**	5	\$34,200	B
	Exposed Concrete	5%			LIFE	**	5	\$1,800	B
	Gypsum Board	50%			LIFE	**	5	\$142,300	B
		Recent Repair Evident, Extent : Light, Area Affected : 50%							
		Location : South Wing, 2012							
	Plaster	30%			LIFE	**	5	\$42,700	B

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

Under 600 Volts

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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF THE CITY OF NEW YORK
Asset # : 2376

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	35%			2050	* *	5	\$200	B
		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	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 3000 Amps Main Disconnect Switch							
	Fused Disc Sw	30%			2050	* *	5	\$200	B
		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	B
Raceway									
	Conduit	30%			2050	* *	1		B
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Conduit	70%			2024	\$44,700	1		B
Panelboards									
	Fused Disc Sw	10%			2023	\$5,700	5	\$400	B
	Fused Disc Sw	5%			2046	* *	5	\$200	B
	Molded Case Bkrs	30%			2046	* *	5	\$1,200	B
	Molded Case Bkrs	55%			2023	\$31,200	5	\$2,200	B
Wiring									
	Braided Cloth	50%	2-4	\$24,600	2049	* *	1		B
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	50%			2050	* *	1		B
Motor Controllers									
	Locally Mounted	70%			2022	\$90,400	5	\$700	B
	Locally Mounted	30%			2029	* *	5	\$300	B
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$2,300	B
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2041	* *	1	\$47,300	B
Generators									
	Diesel	100%			2037	* *	1	\$59,500	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Gallery Roof							
		Explanation : One 380 Kw							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF THE CITY OF NEW YORK
Asset # : 2376

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Batteries								
Lead/Acid	100%			2019	\$700	5	\$5,700	B
Fuel Storage								
Day Tank	50%			2046	* *	5	\$14,300	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Gallery Roof							
	Explanation : One 50 Gals							
Main Tank	50%			2027	* *	5	\$2,300	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Sub Basement							
	Explanation : One 8000 Gals							
Lighting								
Interior Lighting								
Fluorescent	20%			2019	\$117,900	10	\$28,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-12 Lamps							
Fluorescent	55%			2032	* *	10	\$77,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-8 Lamps							
Fluorescent	5%			2032	* *	10	\$7,000	B
	T-5 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Incandescent	10%			2032	* *	2	\$300	B
Incandescent	10%			2019	\$59,000	2	\$300	B
Egress Lighting								
Emergency, Service	35%			2032	* *	1		B
Emergency, Battery	15%			2024	\$8,700	10	\$5,600	B
Exit, LED	20%			2059	* *	1		B
Exit, Service	30%			2024	\$7,000	1		B
Exterior Lighting								
HID	100%			2032	* *	10	\$500	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2039	* *	5	\$4,500	B
Alarm								
Security System								
No Component	50%							D
Generic	50%			2032	* *	1	\$28,700	B
Fire/Smoke Detection								
No Component	40%							D
Generic	60%			2032	* *	1-3	\$56,800	B

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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 Code
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	* *	1		B
	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	B
	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	\$27,900	2024	\$279,000	4	\$1,900	B
	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	\$5,700	B
	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	B
Convactor/Radiator	25%			2022	\$377,400	1	\$12,400	B
	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		B
Conversion Equipment								
Centrifugal, Elec Chiller	75%			2037	* *	1	\$124,700	B
	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	\$82,100	1		B
Distribution								
Chilled Wtr Pipe/Pump	75%			2050	* *	4	\$5,700	B
No Component	25%							D
	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 Code
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	75%			2032	* *	1	\$71,300	B
No Component	25%							D
Heat Rejection								
Water Cool Tower	100%			2028	* *	2	\$154,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Equipment Runs Continuously To Preserve Exhibits</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$17,100	B
No Component	80%							D
Exhaust Fans								
Interior	75%			2032	* *	2	\$3,500	B
Roof	25%			2019	\$31,800	2	\$1,200	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : The Roof Top Exhaust Fans Are Beyond Their Useful Life Cycle Limit</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	75%			2050	* *	1		B
Galv Iron/Steel	25%			2022	\$119,300	1		B
<i>On Extended Life, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout The North Side Of The Building</i>								
Water Heater								
Gas Fired	100%			2022	\$37,200	2	\$2,200	B
Sanitary Piping								
Cast Iron	75%			LIFE	* *	1		B
Cast Iron	25%			LIFE	* *	1		B
<i>On Extended Life, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout The North Side Of The Building</i>								
Storm Drain Piping								
Cast Iron	50%			LIFE	* *	1		B
<i>On Extended Life, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : The North Side Risers</i>								
Cast Iron	50%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2029	* *	4	\$2,500	B
Sewage Ejector(s)								
Electric	100%			2029	* *	4	\$2,500	B
Backflow Preventer								
Generic	100%			2032	* *	1	\$9,400	B
Fixtures								
Generic	100%							B
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 Code
Vertical Transport									
Elevators									
	Geared Traction	100%		LIFE		* *			C
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	\$77,500	B
Sprinkler									
	No Component	25%							D
	Generic	75%		2050		* *	1-2	\$32,300	B
Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100%									
Location : Sub Basement									
Fire Pump									
	No Component	25%							D
	Generic	75%		2037		* *	1	\$21,500	B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 : 20-Apr-2011 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1
Block : 3272 **Lot** : 1 **BIN** : 2109455

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$8,725,000	\$1,885,700
Interior Architecture		\$84,500
Electrical		\$42,400
Mechanical	\$48,600	\$569,800
Total	\$8,773,600	\$2,582,300
Priority A	\$8,725,000	\$1,885,700
Priority B	\$48,600	\$612,200
Priority C		\$84,500
Total	\$8,773,600	\$2,582,300

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$14,300		\$41,300	
Interior Architecture	\$2,100		\$14,500	
Electrical	\$6,800	\$6,000	\$5,800	\$5,000
Mechanical	\$24,800	\$11,900	\$11,500	\$9,500
Total	\$48,100	\$17,800	\$73,200	\$14,500
Priority A	\$14,300		\$41,300	
Priority B	\$31,700	\$17,800	\$17,400	\$14,500
Priority C	\$2,100		\$14,500	
Total	\$48,100	\$17,800	\$73,200	\$14,500



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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
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 Code
Exterior								
Exterior Walls								
Cast Iron	10%	Now	\$78,500	LIFE	**			A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
	Location : Primary Entrance Vestibules							
Masonry: Brick	5%	Now	\$14,300	LIFE	**	5	\$2,300	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Restroom Wing							
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Restroom Wing							
Masonry: Limestone	25%			LIFE	**	5	\$8,500	A
Window Wall	55%	Now	\$109,600	2042	**	5	\$47,000	A
	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	\$47,400	2035	**	5	\$5,700	A
	Deteriorated Finish, Extent : Moderate, Area Affected : 20%							
	Location : Secondary Entry Vestibules							
	Dry Rot/Decay, Extent : Severe, Area Affected : 10%							
	Location : Secondary Entry Vestibules							
Windows								
Steel	10%			2038	**	5	\$61,000	A
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Upper							
	Explanation : Cast Iron - Operable Portion Of Windows							
No Component	90%							D

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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 Code
Exterior								
Roof								
Built-Up (BUR)	5%	Now	\$38,600	2032	**			A
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%			2018	\$55,700	5	\$21,600	A
Skylight, Metal/Glass	2%			2042	**	10	\$10,800	A
Sloped Glazing	85%	Now	\$8,395,100	LIFE	**	5	\$1,838,700	A
Condensation Present, Extent : Moderate, Area Affected : 10%								
Location : Green Mildew Visible At Glazing Joints - Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Interior Cast Iron Face Of Framing								
Glazing Clouded, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%								
Location : Corroded Gutters In Various Locations								
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
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	\$84,500	C
Ceramic Tile	5%			2031	**	5	\$4,300	C
Panel/Paver: Cer/Brk	15%			2038	**	5	\$29,000	C
Panel/Paver: Bluestone	30%			LIFE	**	5	\$19,300	C
Terrazzo	5%			LIFE	**	5	\$3,400	C
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			C
Concrete Masonry Unit	25%			LIFE	**	5	\$100	C
Masonry: Brick	35%			LIFE	**			C
Masonry: Fieldstone	5%			LIFE	**			C
Metal Panel	5%			LIFE	**			C
Plaster	5%			LIFE	**	5		C
No Component	20%							D
Ceilings								
Exposed Concrete	15%			LIFE	**	5	\$2,000	B
Metal Panel	5%			LIFE	**	5	\$5,400	B
Plaster	5%			LIFE	**	5	\$2,700	B
No Component	75%							D

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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 Code
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2042	* *	3	\$200	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Rear Yard</i>						
		<i>Explanation : 4160/208v/108v</i>						
Transformers								
Dry Type	100%			2035	* *	3	\$300	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Rear Yard</i>						
		<i>Explanation : One 750 Kva</i>						
Feeders								
Cable	100%			2038	* *	1		B
Raceway								
Conduit	100%			2042	* *	1		B
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	* *	5	\$200	B
		<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%			2042	* *	5	\$1,500	B
Raceway								
Conduit	50%			2032	* *	1		B
Conduit	50%			2042	* *	1		B
Panelboards								
Molded Case Bkrs	50%			2030	* *	5	\$800	B
Molded Case Bkrs	50%			2038	* *	5	\$800	B
Wiring								
Thermoplastic	50%			2042	* *	1		B
Thermoplastic	50%			2032	* *	1		B
Motor Controllers								
Locally Mounted	60%			2035	* *	5	\$200	B
Motor Control Center	40%			2035	* *	5	\$600	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	* *	1	\$17,800	B
Generators								
Diesel	100%			2031	* *	1	\$22,400	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : One 156 Kva Caterpillar Genset</i>						
Batteries								
Lead/Acid	100%			2016	\$700	5	\$2,100	B

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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 Code
Stand-by Power									
	Fuel Storage								
	Day Tank	100%			2030	**	5	\$10,700	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : 250 Gal. Tank									
Lighting									
	Interior Lighting								
	Fluorescent	80%			2032	**	10	\$42,400	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Using T-8 Lamps									
	Incandescent	20%			2030	**	2	\$300	B
Egress Lighting									
	Exit, Service	90%			2022	\$7,900	1		B
	Exit, Battery	10%			2022	\$4,400	10	\$400	B
Exterior Lighting									
	HID	100%			2022	\$22,000	10	\$200	B
Alarm									
	Fire/Smoke Detection								
	No Component	70%							D
	Generic	30%			2030	**	1-3	\$10,700	B
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2032	**	1		B
Conversion Equipment									
	Steam Boiler	100%			2027	**	1	\$57,300	B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement Boiler Room									
Explanation : 2 Units									
Distribution									
	Steam Piping/Pump	100%			2022	\$419,900	4	\$2,900	B
On Extended Life, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Terminal Devices									
	Air Handler	15%			2017	\$48,600	1	\$5,400	B
	Convactor/Radiator	85%			2027	**	1	\$15,900	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2030	**	1		B

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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 Code
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Cooling	5%	Now	\$13,900	2032	* *	2	\$100	B
		Malfunctioning, Extent : Severe, Area Affected : 5%							
		Location : Roof							
	No Component	95%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$3,200	B
	No Component	90%							D
	Exhaust Fans								
	Interior	10%			2030	* *	2	\$200	B
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : In Basement							
		Explanation : 1 New Unit							
	Roof	5%			2017	\$2,400	2	\$100	B
	No Component	85%							D
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2032	* *	1		B
	Water Heater								
	Electric	100%			2020	\$9,300	4	\$500	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Backflow Preventer								
	Generic	100%			2027	* *	1	\$3,500	B
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Sprinkler								
	No Component	85%							D
	Generic	15%			2022	\$105,300	1-2	\$2,400	B
	Fire Pump								
	Generic	100%	0-2	\$2,200	2025	\$44,500	1	\$9,700	B
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Boost Pump							

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Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 /
Area Sq Ft : 21,568 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 20-Apr-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,PH
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$861,000	\$63,400
Interior Architecture	\$94,500	
Electrical	\$63,500	\$36,700
Mechanical	\$122,400	\$202,300
Total	\$1,141,400	\$302,400
Priority A	\$861,000	\$63,400
Priority B	\$245,600	\$239,000
Priority C	\$34,800	
Total	\$1,141,400	\$302,400

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$4,000			
Interior Architecture	\$38,100	\$500	\$2,200	\$500
Electrical	\$13,800	\$13,100	\$500	\$500
Mechanical	\$58,500	\$44,900	\$6,200	\$1,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$118,200	\$62,500	\$12,900	\$6,200
Priority A	\$4,000			
Priority B	\$76,200	\$62,000	\$10,700	\$5,600
Priority C	\$38,100	\$500	\$2,200	\$500
Total	\$118,200	\$62,500	\$12,900	\$6,200



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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 Code
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	\$49,500	LIFE	* *	5	\$17,300	A
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Loose Units, Extent : Severe, Area Affected : 10%							
	Location : Penthouse							
	Misaligned/Bulging, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%							
	Location : Lintels And Spandrels							
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : Penthouse							
Masonry: Granite	10%			LIFE	* *	5	\$2,200	A
Stucco Cement	10%	Now	\$4,000	2027	* *	5	\$3,600	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Overhang							
Window Wall	20%	Now	\$52,600	2032	* *	5	\$10,800	A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
	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	\$758,900	2047	* *	5	\$9,600	A
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Unit Inoperable, Extent : Severe, Area Affected : 20%							
	Location : First Floor Labs, Various Others							
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : Throughout							
Metal Louvers	5%			2031	* *	10	\$6,300	A
Parapets								
Metal Rail	15%			2035	* *	5-10		A
No Component	85%							D
Roof								
Single Ply Membrane	100%			2022	\$63,400	10	\$19,900	A
	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 Code
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$18,900	C
Ceramic Tile	15%			2031	**	5	\$6,500	C
Terrazzo	5%			LIFE	**	5	\$1,700	C
Vinyl Tile	40%			2027	**	3	\$6,500	C
Vinyl Tile	10%			2017	\$34,800	3	\$1,600	C
Vinyl Tile	10%	Now	\$34,800	2032	**	3	\$1,600	C
<i>Adhesion Failure, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 9x9 Tile</i>								
Interior Walls								
Concrete Masonry Unit	35%			LIFE	**	5	\$4,100	C
Gypsum Board	15%			LIFE	**	5	\$2,700	C
Plaster	50%			LIFE	**	5	\$4,400	C
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Bulkheads, Various Labs And Classrooms</i>								
Ceilings								
AcousTileSusp.Lay-In	90%	Now	\$59,700	2027	**	5	\$19,500	B
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Labs And Hallways</i>								
Exposed Concrete	10%			LIFE	**	5	\$700	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2022	\$5,300	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amps Service</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2032	**	5	\$100	B
Raceway								
Conduit	90%			2032	**	1		B
Conduit	10%			2042	**	1		B
Panelboards								
Fused Knife Sw	5%	2-4	\$1,700	2047	**	5		B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Molded Case Bkrs	90%			2030	**	5	\$500	B
Molded Case Bkrs	5%			2038	**	5		B

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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 Code
Under 600 Volts									
Wiring									
	Braided Cloth	70%	2-4	\$10,300	2047	* *	1		B
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Thermoplastic	20%			2032	* *	1		B
	Thermoplastic	10%			2042	* *	1		B
Motor Controllers									
	Locally Mounted	70%			2020	\$4,400	5	\$100	B
	Locally Mounted	20%	2-4	\$1,200	2042	* *	5		B
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Motor Control Center	10%			2027	* *	5	\$100	B
Ground									
Grounding Devices									
	Not Accessible	100%							D
Lighting									
	Interior Lighting								
	Fluorescent	100%			2022	\$36,700	10	\$26,500	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Using T-8 And T-12 Lamps									
	Egress Lighting								
	Exit, Service	50%			2022	\$2,000	1		B
	Exit, Battery	50%			2022	\$10,000	10	\$1,000	B
	Exterior Lighting								
	HID	100%			2022	\$3,600	10	\$100	B
Alarm									
Security System									
	No Component	80%							D
	Generic	20%			2017	\$12,400	1	\$1,600	B
	Fire/Smoke Detection								
	No Component	70%							D
	Generic	30%			2017	\$63,500	1-3	\$4,000	B

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Electricity	100%			2032	* *	1		B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Temporary Electric Heat, Building Is Mostly Abandoned									

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code	
Heating									
Conversion Equipment Radiant Heater	100%			2022	\$120,500	2	\$13,400	B	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : 25 Units								
Distribution Steam Piping/Pump	100%	Now	\$23,400	2032	* *	4	\$1,400	B	
	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	\$36,900	2032	* *	1	\$4,000	B	
	Obsolete Equipment, Extent : Severe, Area Affected : 25%								
	Location : 1 Unit Remains In Basement								
Convactor/Radiator	75%			2027	* *	1	\$7,000	B	
	Not in Service, Extent : Severe, Area Affected : 75%								
	Location : Various Areas, Due To Steam Pipe Issue								
Air Conditioning									
Energy Source Electricity	100%			2030	* *	1		B	
Conversion Equipment Window/Wall Unit	50%			2017	\$28,100	1		B	
No Component	50%							D	
Ventilation									
Distribution Ductwork/Diffusers	100%	0-2	\$47,300	LIFE	* *	2-5	\$16,100	B	
	Needs Cleaning, Extent : Moderate, Area Affected : 100%								
	Location : Throughout, This Equipment Has Not Been Used For Many Years								
Exhaust Fans Interior	100%	Now	\$30,300	2032	* *	2	\$700	B	
	Obsolete Equipment, Extent : Severe, Area Affected : 100%								
	Location : Penthouse								
Plumbing									
H/C Water Piping Brass/Copper	100%			2022	\$81,800	1		B	
Water Heater Electric	100%			2017	\$4,200	4	\$300	B	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st Floor Rest Rooms								
	Explanation : 1 Obsolete Unit In Basement, 2 Units In Rest Rooms								
HW Heat Exchanger High Temp	100%			2032	* *	4	\$4,300	B	
	Not in Service, Extent : Light, Area Affected : 100%								
	Location : Basement								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B	

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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 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 Code
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%	Now	\$38,200	LIFE	* *	1		B
		Broken, Extent : Severe, Area Affected : 70%							
		Location : Various Areas							
	Sump Pump(s)								
	Rigid Piping	100%			2017	\$10,500	4	\$2,500	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B, 1, 2							
		Explanation : 1 Unit							

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

Asset Name : NEW YORK BOTANICAL GARDEN INTERNATIONAL PLANTS SCIENCE CTR
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 : 13-Apr-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$270,000	\$209,800
Interior Architecture		\$121,400
Electrical		\$57,800
Mechanical		\$223,600
Total	\$270,000	\$612,600
Priority A	\$270,000	\$209,800
Priority B		\$281,400
Priority C		\$121,400
Total	\$270,000	\$612,600

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$41,500	\$8,900		
Interior Architecture	\$2,000		\$2,000	
Electrical	\$8,900	\$7,100	\$13,800	\$6,100
Mechanical	\$21,100	\$43,500	\$34,400	\$34,500
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$79,500	\$65,400	\$56,100	\$46,500
Priority A	\$41,500	\$8,900		
Priority B	\$36,000	\$56,500	\$54,100	\$46,500
Priority C	\$2,000		\$2,000	
Total	\$79,500	\$65,400	\$56,100	\$46,500



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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 INTERNATIONAL PLANTS SCIENCE CTR
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 Code	
Exterior									
Exterior Walls									
Copper/Terne	5%			2057	**	10	\$8,900	A	
Metal Panel	5%	Now	\$25,900	2052	**	5	\$7,100	A	
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : Penthouse								
	Deformed/Dented, Extent : Moderate, Area Affected : 20%								
	Location : Penthouse								
	Misaligned/Bulging, Extent : Severe, Area Affected : 60%								
	Location : Penthouse And Rooftop Mechanical Area								
	Caulking Deteriorated, Extent : Severe, Area Affected : 100%								
	Location : Penthouse And Roof Mechanical Area								
Pre-Cast Concrete	85%	Now	\$202,200	LIFE	**	5	\$209,800	A	
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : 2nd And 3rd Floors Over Main Entrance								
Window Wall	5%	Now	\$8,700	2042	**	5	\$7,100	A	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
	Location : South Facade								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : South Facade								
Windows									
Aluminum	95%	Now	\$700	2038	**	5	\$100	A	
	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%			2031	**	10	\$100	A	
Parapets									
Copper/Terne	10%	0-2	\$1,900	2057	**	5	\$1,100	A	
	Open Joints, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Metal Panel	20%	Now	\$67,700	2052	**	5	\$1,800	A	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Interior Face								
	Deformed/Dented, Extent : Moderate, Area Affected : 10%								
	Location : Interior Face								
	Misaligned/Bulging, Extent : Severe, Area Affected : 60%								
	Location : Interior Face								
	Caulking Deteriorated, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
Metal Rail	20%			2035	**	5-10	\$16,800	A	
Pre-Cast Concrete	50%			LIFE	**	5	\$14,600	A	
Roof									
IRMA/Protected Membrane	100%	Now	\$4,400	2027	**			A	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Bulkhead								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN INTERNATIONAL PLANTS SCIENCE CTR
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 Code

Interior**Floors**

Cast in Place Concrete	70%			LIFE	**	5	\$121,400	C
Ceramic Tile	5%			2031	**	5	\$4,000	C
Terrazzo	5%			LIFE	**	5	\$3,100	C
Vinyl Tile	20%			2027	**	3	\$5,900	C

Interior Walls

Cast in Place Concrete	5%			LIFE	**			C
Concrete Masonry Unit	15%			LIFE	**	5	\$1,700	C
Gypsum Board	75%			LIFE	**	5	\$12,900	C
Wood	5%			LIFE	**	5	\$5,700	C

Ceilings

AcousTileSusp.Lay-In	5%			2035	**	5	\$4,000	B
Exposed Concrete	80%			LIFE	**	5	\$9,900	B
Exposed Struc: Steel	10%			LIFE	**			B
Gypsum Board	5%			LIFE	**	5	\$5,000	B

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

Under 600 Volts**Service Equipment**

Fused Disc Sw	100%			2042	**	5	\$300	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 4000 Amps Service

Switchgear / Switchboard

Fused Disc Sw	10%			2042	**	5		B
Molded Case Bkrs	90%			2042	**	5	\$1,700	B

Raceway

Conduit	100%			2042	**	1		B
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Panelboards

Molded Case Bkrs	100%			2038	**	5	\$1,800	B
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Wiring

Thermoplastic	100%			2042	**	1		B
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Motor Controllers

Locally Mounted	10%			2035	**	5		B
Motor Control Center	90%			2035	**	5	\$1,700	B

Ground**Grounding Devices**

Generic	100%	2-4	\$900	LIFE	**	5	\$1,000	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : Corroded

Stand-by Power**Transfer Switches**

Automatic	100%			2035	**	1	\$21,500	B
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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 INTERNATIONAL PLANTS SCIENCE CTR
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 Code
Stand-by Power								
Generators								
Diesel	100%			2031	* *	1	\$27,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : One 288 Kva Caterpillar Genset</i>								
Batteries								
Lead/Acid	100%			2016	\$600	5	\$2,600	B
Fuel Storage								
Day Tank	100%			2038	* *	5	\$13,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Using 250 Gallon Tank</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2030	* *	10	\$57,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-5 And T-8 Lamps</i>								
Incandescent	10%			2027	* *	2	\$200	B
Egress Lighting								
Exit, LED	100%			2057	* *	1		B
Exterior Lighting								
Not Accessible	100%							D
Alarm								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2027	* *	1-3	\$12,900	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2042	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam From Adjacent Library Building</i>								
Conversion Equipment								
HTHW/HW Exchanger	100%			2031	* *	2	\$4,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mech Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	90%			2038	* *	4	\$3,100	B
Steam Piping/Pump	10%			2032	* *	4	\$500	B

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN INTERNATIONAL PLANTS SCIENCE CTR
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 Code
Heating								
Terminal Devices								
Air Handler	90%			2027	* *	1	\$39,000	B
Convactor/Radiator	5%			2035	* *	1	\$1,100	B
Unit Heater-Stm/HW	5%			2027	* *	4	\$300	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	95%			2031	* *	1	\$72,000	B
			<i>Other Observation, Extent : Light, Area Affected : 95%</i>					
			<i>Location : 1st Floor Mech Room</i>					
			<i>Explanation : 2 Units</i>					
Int Pkg Unit - Cooling	5%			2023	\$42,700	2	\$200	B
			<i>Other Observation, Extent : Light, Area Affected : 5%</i>					
			<i>Location : 5th Floor A C Room</i>					
			<i>Explanation : 1 Unit</i>					
Distribution								
Chilled Wtr Pipe/Pump	95%			2042	* *	4	\$3,300	B
No Component	5%							D
Terminal Devices								
Air Handler/Cool/Ht	95%			2027	* *	1	\$41,100	B
No Component	5%							D
Heat Rejection								
Water Cool Tower	95%			2023	\$180,900	2	\$66,900	B
No Component	5%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$39,000	B
Exhaust Fans								
Interior	100%			2027	* *	2	\$2,100	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2042	* *	4	\$6,900	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer								
Generic	100%			2027	* *	1	\$4,300	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1-6</i>					
			<i>Explanation : 1 Unit - Currently Under Repair</i>					

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN INTERNATIONAL PLANTS SCIENCE CTR
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 Code
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$35,300	B
	Sprinkler								
	Generic	100%			2042	* *	1-2	\$19,600	B
	Fire Pump								
	Generic	100%			2031	* *	1	\$13,100	B

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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 : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

Asset Name : NEW YORK BOTANICAL GARDEN LEON LEVY VISITOR CENTER
Address : SOUTHERN BLVD. @200TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.240 / 13921 **Yr Built/Renovated** : 2003 /
Area Sq Ft : 23,700 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 15-Apr-2011 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL**Total**

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture		\$4,800	\$3,200	\$26,000
Interior Architecture			\$1,400	\$1,000
Electrical		\$100	\$200	\$600
Mechanical	\$1,100	\$500	\$2,100	\$500
Total	\$1,100	\$5,400	\$6,900	\$28,100
Priority A		\$4,800	\$3,200	\$26,000
Priority B	\$1,100	\$600	\$2,300	\$2,100
Priority C			\$1,400	
Total	\$1,100	\$5,400	\$6,900	\$28,100



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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 LEON LEVY 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 Code
Exterior								
Exterior Walls								
Masonry: Fieldstone	25%			LIFE	**	5	\$3,200	A
Metal Panel	10%			2042	**	5-10	\$11,700	A
Pre-Cast Concrete	5%			LIFE	**	5	\$2,800	A
Stucco Cement	10%			2035	**	5	\$4,300	A
Window Wall	10%			2048	**	5	\$6,400	A
Wood	5%			2039	**	5	\$4,300	A
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Southern Side Of Building							
	Explanation : Wood Overhang On Southern Facade							
No Component	35%							D
	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%			2039	**	10	\$23,900	A
Single Ply Membrane	10%			2027	**	10	\$1,600	A
Skylight, Plastic	10%			2035	**	1		A
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Main Covered Entrance							
	Explanation : Canopy Skylights							
Interior								
Floors								
Carpet	2%			2021	\$4,800	3	\$600	C
Cast in Place Concrete	5%			LIFE	**	5	\$2,200	C
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Inside Berm							
	Explanation : Mechanical Spaces							
Panel/Paver: Bluestone	45%			LIFE	**	5	\$6,700	C
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Main Outdoor Entrance Canopy							
	Explanation : Plaza Floor							
Vinyl Tile	48%			2027	**	3	\$3,600	C
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			C
Gypsum Board	50%			LIFE	**	5	\$3,500	C
No Component	45%							D
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Main Outdoor Canopy							
	Explanation : This Is Outdoor Portion Of Building							

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Estimates are rounded to the nearest hundred dollars.

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN LEON LEVY 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 Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2039	* *	5	\$2,000	B
Exposed Concrete	10%			LIFE	* *	5	\$300	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Outdoor Entrance								
Explanation : Stucco Ceiling								
Exposed Struc: Wood	75%			LIFE	* *			B
Other Observation, Extent : Light, Area Affected : 45%								
Location : Main Entrance								
Explanation : Includes Covered Outdoor Area								
No Component	5%							D
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 Code
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2048	* *	3	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2500 Amps								
Transformers								
Dry Type	100%			2039	* *	3	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : 4160/480/240 Rated At 575 Kva								
Feeders								
Busway	100%			2039	* *	1		B
Raceway								
Conduit	100%			2048	* *	1		B
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2048	* *	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1500 Amps								
Transformers								
Dry Type	100%			2039	* *	5	\$100	B
Switchgear / Switchboard								
Fused Disc Sw	100%			2048	* *	5	\$100	B
Raceway								
Conduit	100%			2048	* *	1		B

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

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN LEON LEVY 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 Code
Under 600 Volts									
	Panelboards								
	Molded Case Bkrs	100%			2044	**	5	\$600	B
	Wiring								
	Thermoplastic	100%			2048	**	1		B
	Motor Controllers								
	Locally Mounted	20%			2039	**	5		B
	Motor Control Center	80%			2039	**	5	\$500	B
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$300	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Water Main							
Lighting									
	Interior Lighting								
	Fluorescent	70%			2030	**	10	\$8,500	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-8 Lamps							
	Incandescent	30%			2030	**	2	\$100	B
	Egress Lighting								
	Emergency, Service	50%			2030	**	1		B
	Exit, Service	50%			2030	**	1		B
	Exterior Lighting								
	HID	100%			2027	**	10	\$100	B
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Electricity	40%			2048	**	1		B
	Natural Gas	60%			2048	**	1		B
	Conversion Equipment								
	Furnace	60%			2030	**	1	\$3,900	B
		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%			2030	**	2	\$2,400	B
		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%			2044	**	1		B

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN LEON LEVY 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 Code
Air Conditioning									
Conversion Equipment									
	Ext Pkg Unit - Cooling	40%			2030	* *	2	\$300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Outside</i>									
<i>Explanation : 1 Unit</i>									
	No Component	60%							D
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,400	B
Exhaust Fans									
	Roof	100%			2030	* *	2	\$400	B
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2048	* *	1		B
Water Heater									
	Electric	100%			2021	\$1,900	4	\$100	B
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer									
	Generic	100%			2030	* *	1	\$800	B

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Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

Asset Name : NEW YORK BOTANICAL GARDEN MUSEUM, OFFICES & LIBRARY
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 : 13-Apr-2011 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$218,800
Interior Architecture	\$149,400	\$267,900
Electrical		\$84,400
Mechanical	\$189,500	\$211,000
Total	\$338,900	\$782,100
Priority A		\$218,800
Priority B	\$282,800	\$331,800
Priority C	\$56,100	\$231,600
Total	\$338,900	\$782,100

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$5,500	\$27,100	\$26,300	
Interior Architecture	\$18,500		\$2,600	\$2,600
Electrical	\$2,200	\$3,300	\$2,300	\$1,600
Mechanical	\$16,000	\$34,300	\$17,800	\$11,400
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$48,100	\$70,600	\$54,900	\$21,600
Priority A	\$5,500	\$27,100	\$26,300	
Priority B	\$24,100	\$43,500	\$26,000	\$18,900
Priority C	\$18,500		\$2,600	\$2,600
Total	\$48,100	\$70,600	\$54,900	\$21,600



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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN MUSEUM, OFFICES & LIBRARY
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 Code	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$104,800	A	
Copper/Terne	5%			2057	**	10	\$15,700	A	
Masonry: Brick	85%			LIFE	**	5	\$114,000	A	
Windows									
Aluminum	100%			2038	**	5	\$52,500	A	
Parapets									
Copper/Terne	70%			2057	**	5		A	
Masonry: Brick	30%			LIFE	**	5		A	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Exterior Face In Various Areas									
Roof									
Copper/Terne	25%			2050	**	10	\$28,400	A	
Copper/Terne	10%			2037	**	10	\$11,300	A	
IRMA/Protected Membrane	55%	Now	\$4,100	2027	**			A	
Insul Miss/Displaced, Extent : Light, Area Affected : 2%									
Location : Various									
Modified Bitumen	5%	Now	\$1,400	2027	**			A	
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%			2042	**	10	\$7,600	A	
Interior									
Floors									
Carpet	5%			2021	\$70,200	3	\$7,900	C	
Cast in Place Concrete	15%			LIFE	**	5	\$34,700	C	
Ceramic Tile	5%			2031	**	5	\$5,300	C	
Glass Block	1%			2050	**	1		C	
Terrazzo	54%			LIFE	**	5	\$44,600	C	
Horizontal Cracks, Extent : Light, Area Affected : 5%									
Location : Various									
Worn/Eroded, Extent : Severe, Area Affected : 10%									
Location : Sixth Floor									
Vinyl Tile	20%	Now	\$56,100	2022	\$187,000	3	\$7,900	C	
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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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN MUSEUM, OFFICES & LIBRARY

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 Code
Interior									
Interior Walls									
	Concrete Masonry Unit	15%			LIFE	**	5	\$2,900	C
	Gypsum Board	20%			LIFE	**	5	\$5,700	C
	Gypsum Board	20%			LIFE	**	5	\$5,700	C
	Masonry: Brick	3%			LIFE	**			C
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Dome								
	Explanation : Inside Dome								
	Metal Panel	2%			LIFE	**			C
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : North Side								
	Explanation : Annex Area								
	Plaster	40%	Now	\$15,900	LIFE	**	5	\$5,700	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Various Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
	Location : Various Throughout								
Ceilings									
	AcousTileSusp.Lay-In	10%			2035	**	5	\$10,600	B
	AcousTileSusp.Lay-In	20%	0-2	\$35,600	2027	**	5	\$10,600	B
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
	Location : 1970's Wing								
	Worn/Eroded, Extent : Moderate, Area Affected : 10%								
	Location : 1970's Wing								
	Exposed Struc: Steel	5%			LIFE	**			B
	Gypsum Board	10%			LIFE	**	5	\$13,200	B
	Plaster	15%			LIFE	**	5	\$9,900	B
	Plaster	40%	Now	\$57,700	LIFE	**	5	\$26,400	B
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
	Location : Basement								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2032	**	3	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 4160-208/120v Service								
Transformers								
Dry Type	100%			2035	**	3	\$500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 750 Kva								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN MUSEUM, OFFICES & LIBRARY

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 Code
Over 600 Volts									
	Feeders								
	Cable	100%			2038	* *	1		B
	Raceway								
	Conduit	100%			2042	* *	1		B
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	50%			2032	* *	5	\$200	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 2000 Amps Service							
	Fused Disc Sw	50%			2042	* *	5	\$200	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 2500 Amps Service							
	Transformers								
	Dry Type	100%			2035	* *	5	\$300	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 500 Kva And One 225 Kva							
	Switchgear / Switchboard								
	Fused Disc Sw	40%			2032	* *	5	\$200	B
	Molded Case Bkrs	60%			2042	* *	5	\$1,500	B
	Raceway								
	Conduit	50%			2032	* *	1		B
	Conduit	50%			2042	* *	1		B
	Panelboards								
	Molded Case Bkrs	50%			2021	\$15,700	5	\$1,200	B
	Molded Case Bkrs	20%			2038	* *	5	\$500	B
	Molded Case Bkrs	30%			2030	* *	5	\$700	B
	Wiring								
	Thermoplastic	60%			2042	* *	1		B
	Thermoplastic	40%			2022	\$19,700	1		B
	Motor Controllers								
	Locally Mounted	50%			2027	* *	5	\$300	B
	Motor Control Center	50%			2035	* *	5	\$1,300	B
Ground									
	Grounding Devices								
	Not Accessible	100%							D
Lighting									
	Interior Lighting								
	Fluorescent	100%			2030	* *	10	\$64,800	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-8 Lamps							
	Egress Lighting								
	Exit, LED	100%			2057	* *	1		B

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN MUSEUM, OFFICES & LIBRARY
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 Code
Lighting								
Exterior Lighting								
HID	100%			2027	* *	10	\$300	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2050	* *	5	\$500	B
Alarm								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2027	* *	1-3	\$17,300	B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Electricity	10%			2032	* *	1		B
Interruptible Gas/Dual Fuel	90%			2032	* *	1		B
Conversion Equipment								
Radiant Heater	20%			2022	\$64,700	2	\$6,600	B
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Partial West & East Wings</i>								
<i>Explanation : About 70 Units</i>								
Steam Boiler	80%			2035	* *	1	\$56,000	B
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Sub Basement Boiler Room</i>								
<i>Explanation : 3 Units. One Of Them Is Used As Summer Boiler</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$83,800	2032	* *	4	\$3,500	B
<i>Corroded, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Basement, 1st Floor, 2nd Floor</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Not in Service, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Steam Supply Being Shut Off In West Wing & Partial East Wing</i>								
Terminal Devices								
Air Handler	65%			2027	* *	1	\$28,400	B
Convactor/Radiator	35%			2027	* *	1	\$8,000	B
<i>Not in Service, Extent : Severe, Area Affected : 25%</i>								
<i>Location : West & East Wings, Due To Steam Shut Off</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2030	* *	1		B

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN MUSEUM, OFFICES & LIBRARY

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 Code
Air Conditioning									
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	10%			2023	\$146,300	2	\$400	B
	Window/Wall Unit	70%			2017	\$105,700	1		B
	No Component	20%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$39,400	B
	Exhaust Fans								
	Interior	80%			2027	* *	2	\$1,700	B
	No Component	20%							D
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2032	* *	1		B
	Water Heater								
	Electric	100%			2020	\$11,400	4	\$600	B
	HW Heat Exchanger								
	Low Temp	100%			2032	* *	4	\$10,500	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2017	\$11,500	4	\$2,500	B
	Backflow Preventer								
	Generic	100%			2027	* *	1	\$4,300	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1-6								
	Explanation : 1 Unit								
Fire Suppression									
	Standpipe								
	Generic	100%			2032	* *	1-5	\$35,600	B

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Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

Asset Name : NEW YORK BOTANICAL GARDEN OLD LORILLARD SNUFF 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 : 20-Apr-2011 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL**Total**

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture		\$34,500		
Interior Architecture		\$10,700	\$1,900	
Electrical	\$300	\$600	\$300	\$300
Mechanical	\$5,200	\$3,100	\$6,200	\$3,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$9,500	\$52,900	\$12,400	\$7,700
Priority A		\$34,500		
Priority B	\$9,500	\$11,000	\$10,500	\$7,700
Priority C		\$7,400	\$1,900	
Total	\$9,500	\$52,900	\$12,400	\$7,700



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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN OLD LORILLARD SNUFF MILL
Asset # : 2346

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	10%			LIFE	* *	5	\$2,300	A
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Masonry: Fieldstone	75%			LIFE	* *	5	\$13,000	A
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Window Wall	10%			2052	* *	5	\$8,700	A
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Wood	5%			2042	* *	5	\$5,800	A
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Fascia Throughout							
Windows								
Wood	100%			2047	* *	5	\$44,900	A
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Roof								
Wood Shingles	100%			2037	* *	10	\$4,900	A
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Interior								
Floors								
Carpet	20%			2024	\$51,000	3	\$5,800	C
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Second Floor							
Cast in Place Concrete	5%			LIFE	* *	5	\$2,100	C
Ceramic Tile	5%			2037	* *	5	\$1,000	C
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Bathrooms							
Quarry Tile	15%			2042	* *	5	\$4,300	C
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Food Service Areas							
Traffic Topping	15%			2032	* *	5	\$3,600	C
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Cellar Floor							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Cellar Level							
	Explanation : Liquid Applied Resin Coating With Hardwood Border							
Wood	40%			2050	* *	5	\$14,400	C
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout - Including Attic							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN OLD LORILLARD SNUFF MILL
Asset # : 2346

Architecture		Current Repair		Future Replacement		Maintenance				
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior										
Interior Walls	Ceramic Tile	15%			2037	* *	5	\$5,900	C	
		Recent Replace Evident, Extent : Light, Area Affected : 100%								
		Location : Food Service Areas And Bathrooms								
	Concrete Masonry Unit	5%			LIFE	* *	5	\$800	C	
		Gypsum Board	30%			LIFE	* *	5	\$7,100	C
			Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Throughout									
	Masonry: Brick	5%			LIFE	* *			C	
		Recent Repair Evident, Extent : Light, Area Affected : 100%								
		Location : Various								
	Masonry: Fieldstone	45%			LIFE	* *			C	
		Other Observation, Extent : Moderate, Area Affected : 100%								
		Location : Throughout								
		Explanation : Recent Repair And Restoration Evident								
	Ceilings									
Ceilings	AcousTileSusp.Lay-In	30%			2042	* *	5	\$6,700	B	
		Recent Replace Evident, Extent : Light, Area Affected : 100%								
		Location : Throughout								
	Exposed Struc: Steel	5%			LIFE	* *			B	
		Exposed Struc: Wood	50%			LIFE	* *			B
	Recent Repair Evident, Extent : Light, Area Affected : 100%									
	Location : Throughout									
	Gypsum Board	15%			LIFE	* *	5	\$4,200	B	
		Recent Installation, Extent : Light, Area Affected : 100%								
		Location : Attic								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Raceway								
	Conduit	100%			2052	* *	1		B
	Panelboards								
	Molded Case Bkrs	100%			2047	* *	5	\$300	B
	Wiring								
	Thermoplastic	100%			2052	* *	1		B
	Motor Controllers								
	Locally Mounted	100%			2042	* *	5	\$100	B
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Water Pipe							

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 OLD LORILLARD SNUFF 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 Code

Lighting

Interior Lighting
Fluorescent

100% 2032 * * 10 \$11,800 B
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout
Explanation : T-5 Lamps

Egress Lighting
Exit, LED

100% 2062 * * 1 B

Exterior Lighting
HID

100% 2032 * * 10 B

Alarm

Security System

No Component

80%

Generic

20% 2032 * * 1 \$1,000 B

Fire/Smoke Detection

No Component

70%

Generic

30% 2032 * * 1-3 \$2,400 B

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

Heating

Energy Source

Natural Gas

100% 2052 * * 1 B

Conversion Equipment

Hot Water Boiler

100% 2042 * * 1 \$6,400 B
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement Boiler Room
Explanation : 2 Units

Distribution

Hot Wtr Piping/Pump

100% 2047 * * 4 \$600 B

Terminal Devices

Air Handler

95% 2032 * * 1 \$7,500 B

Convactor/Radiator

5% 2042 * * 1 \$200 B

Air Conditioning

Energy Source

Electricity

100% 2047 * * 1 B

Conversion Equipment

Reciprocating

100% 2032 * * 1 \$6,000 B

Compr/Chiller

R-134a Refrigerant, Extent : Light, Area Affected : 100%
Location : Throughout

Terminal Devices

Air Handler/Cool/Ht

100% 2032 * * 1 \$7,900 B

Heat Rejection

Remote Air Cond

100% 2032 * * 2 \$8,900 B

Ventilation

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
NEW YORK BOTANICAL GARDEN OLD LORILLARD SNUFF 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 Code
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,200	B
	Exhaust Fans								
	Interior	100%			2032	* *	2	\$400	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	* *	1		B
	HW Heat Exchanger								
	HTHW/HW	100%			2052	* *			B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Backflow Preventer								
	Generic	100%			2032	* *	1	\$800	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B, 1-2							
		Explanation : One Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%			2052	* *	1-2	\$3,600	B

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 : 15-Apr-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$123,400	
Mechanical		\$45,600
Total	\$123,400	\$45,600
Priority A	\$123,400	
Priority B		\$45,600
Total	\$123,400	\$45,600

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$67,300	\$2,300		
Interior Architecture	\$15,500	\$19,900		
Electrical	\$27,900	\$4,600	\$100	
Mechanical	\$10,800	\$1,500	\$700	\$700
Total	\$121,500	\$28,300	\$800	\$700
Priority A	\$67,300	\$2,300		
Priority B	\$39,300	\$6,100	\$800	\$700
Priority C	\$14,900	\$19,900		
Total	\$121,500	\$28,300	\$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
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 Code
Exterior								
Exterior Walls								
Masonry: Brick	15%	Now	\$7,800	LIFE	**	5	\$1,400	A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Around Windows							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Around Windows							
	Worn/Eroded, Extent : Severe, Area Affected : 40%							
	Location : Around Window And Door Openings							
Masonry: Fieldstone	55%	Now	\$123,400	LIFE	**	5	\$3,800	A
	Open Joints, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Vegetation Growth, Extent : Severe, Area Affected : 10%							
	Location : Northwest Corner							
	Vertical Cracks, Extent : Severe, Area Affected : 20%							
	Location : Various - Especially At Northwest Corner							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Stucco Cement	20%			2027	**	5	\$4,600	A
Wood	5%	Now	\$22,700	2042	**	5	\$1,100	A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Fascia							
	Deteriorated Finish, Extent : Severe, Area Affected : 100%							
	Location : Fascia							
	Dry Rot/Decay, Extent : Severe, Area Affected : 20%							
	Location : Fascia							
Wood Overhead Doors	5%	Now	\$2,700	2027	**	5	\$1,100	A
	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.

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN OPERATIONS BUILDING

Asset # : 2227

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Windows								
Steel	70%	Now	\$22,000	2047	* *	5	\$2,800	A
	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	\$5,100	2047	* *	5	\$1,000	A
	Condensation Present, Extent : Moderate, Area Affected : 10%							
	Location : Various							
	Deteriorated Finish, Extent : Severe, Area Affected : 60%							
	Location : Throughout							
	Dry Rot/Decay, Extent : Severe, Area Affected : 20%							
	Location : Various							
Roof								
Slate	100%	Now	\$7,000	LIFE	* *			A
	Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 30%							
	Location : South Facade							
	Loose Units, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	\$2,600	C
Slate	10%			LIFE	* *	5	\$800	C
Vinyl Tile	25%			2017	\$15,900	3	\$700	C
Wood	50%			2037	* *	5	\$7,400	C

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN OPERATIONS BUILDING

Asset # : 2227

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Interior Walls									
Ceramic Tile	3%			2025	\$3,700	5	\$100	C	
Gypsum Board	27%			LIFE	* *	5	\$800	C	
Masonry: Brick	10%			LIFE	* *			C	
Masonry: Fieldstone	20%	Now	\$14,900	LIFE	* *			C	
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	\$300	C	
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	* *			C	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Offices									
Explanation : Wood Paneling									
Ceilings									
AcousTileSusp.Lay-In	20%	Now	\$600	2027	* *	5	\$800	B	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Offices									
Exposed Struc: Wood	50%			LIFE	* *			B	
Gypsum Board	30%			LIFE	* *	5	\$3,000	B	

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts									
Switchgear / Switchboard									
Molded Case Bkrs	100%	Now	\$20,200	2052	* *	5	\$100	B	
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Office Room									
Raceway									
Conduit	100%			2042	* *	1		B	
Panelboards									
Molded Case Bkrs	100%			2038	* *	5	\$300	B	
Wiring									
Braided Cloth	50%	2-4	\$7,700	2047	* *	1		B	
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Thermoplastic	50%			2042	* *	1		B	
Motor Controllers									
Locally Mounted	100%			2035	* *	5	\$100	B	

Lighting

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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 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 Code	
Lighting									
Interior Lighting									
Fluorescent	95%			2027	* *	10	\$4,600	B	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Explanation : T-8 Lamps								
Incandescent	5%			2022	\$500	2		B	
Egress Lighting									
Exit, Service	100%			2022	\$700	1		B	
Exterior Lighting									
HID	100%			2022	\$500	10		B	
Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Energy Source									
Fuel Oil No 2	100%			2022	\$12,300	5	\$1,600	B	
Conversion Equipment									
Steam Boiler	100%			2035	* *	1	\$5,200	B	
Distribution									
Steam Piping/Pump	100%	Now	\$2,900	2032	* *	4	\$300	B	
	Broken, Extent : Severe, Area Affected : 30%								
	Location : Condensate Return Pipes, Under Ground								
Terminal Devices									
Convactor/Radiator	100%			2020	\$45,600	1	\$1,700	B	
Air Conditioning									
Energy Source									
Electricity	100%			2030	* *	1		B	
Conversion Equipment									
Window/Wall Unit	70%			2016	\$7,200	1		B	
No Component	30%							D	
Ventilation									
Exhaust Fans									
Wall Unit	10%			2022	\$800	2		B	
No Component	90%							D	
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2032	* *	1		B	
Water Heater									
Electric	100%			2020	\$800	4		B	
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1		B	
Fixtures									
Generic	100%							B	

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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** : 1965 / 2006
Area Sq Ft : 41,168 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 13-Apr-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$290,700	\$50,800
Interior Architecture		\$55,200
Electrical		\$121,200
Mechanical	\$209,200	\$212,600
Total	\$499,900	\$439,900
Priority A	\$290,700	\$50,800
Priority B	\$209,200	\$333,800
Priority C		\$55,200
Total	\$499,900	\$439,900

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$28,700		\$1,700	
Interior Architecture	\$9,300	\$9,400	\$88,500	\$900
Electrical	\$900	\$800	\$900	\$900
Mechanical	\$4,500	\$35,400	\$7,000	\$7,400
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$49,400	\$51,500	\$103,900	\$15,100
Priority A	\$28,700		\$1,700	
Priority B	\$11,400	\$51,500	\$13,800	\$14,200
Priority C	\$9,300		\$88,500	\$900
Total	\$49,400	\$51,500	\$103,900	\$15,100



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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.

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 Code
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$290,700	LIFE	* *	5	\$50,800	A
	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 : 15%							
	Location : Throughout							
Windows								
Aluminum	95%			2038	* *	5	\$3,400	A
Metal Louvers	5%			2031	* *	10	\$1,100	A
Parapets								
Masonry: Brick	95%	Now	\$3,600	LIFE	* *	5	\$1,300	A
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Interior Face							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Interior Face							
Pre-Cast Concrete	5%	Now	\$700	LIFE	* *	5	\$400	A
	Caulking Deteriorated, Extent : Moderate, Area Affected : 30%							
	Location : Coping							
Roof								
IRMA/Protected Membrane	100%	Now	\$24,400	2027	* *			A
	Debris on Roof, Extent : Moderate, Area Affected : 10%							
	Location : South Side							
	Drains Inad/Misposn, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%							
	Location : Various							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Ponding, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	20%			2018	\$82,900	3	\$10,300	C
Ceramic Tile	5%			2031	* *	5	\$1,700	C
Terrazzo	5%	Now	\$7,600	LIFE	* *	5	\$1,300	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Room Xg Xm</i>								
Vinyl Tile	20%			2022	\$55,200	3	\$3,400	C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Floors</i>								
<i>Explanation : 9x9 Tile</i>								
Vinyl Tile	50%			2027	* *	3	\$6,400	C
Interior Walls								
Concrete Masonry Unit	80%			LIFE	* *	5	\$6,500	C
Gypsum Board	20%			LIFE	* *	5	\$2,400	C
Ceilings								
AcousTile,Adhered	25%			2027	* *	5	\$8,600	B
AcousTileSusp.Lay-In	30%			2027	* *	5	\$10,300	B
Exposed Concrete	45%			LIFE	* *	5	\$2,400	B
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	100%			2032	* *	1		B
Panelboards								
Molded Case Bkrs	70%			2030	* *	5	\$800	B
Molded Case Bkrs	30%			2038	* *	5	\$300	B
Wiring								
Thermoplastic	100%			2042	* *	1		B
Motor Controllers								
Locally Mounted	50%			2027	* *	5	\$100	B
Motor Control Center	50%			2035	* *	5	\$600	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	100%			2030	* *	10	\$21,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-5 And T-8 Lamps</i>								
Egress Lighting								
Exit, LED	100%			2057	* *	1		B
Exterior Lighting								
HID	100%			2022	\$14,300	10	\$100	B

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Estimates are rounded to the nearest hundred dollars.*

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN 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)		Code

Alarm

Fire/Smoke Detection

No Component

70%

D

Generic

30%

2022

\$121,200

1-3

\$7,800

B

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)		Code

Heating

Conversion Equipment

Heat Exchanger

60%

2025

\$2,800

1

\$6,800

B

Other Observation, Extent : Light, Area Affected : 60%

Location : Penthouse

Explanation : 1 Unit

No Component

40%

D

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

Location : Throughout

Explanation : Gets Heat From Science Building

Distribution

Hot Wtr Piping/Pump

60%

2030

**

4

\$700

B

Steam Piping/Pump

40%

2032

**

4

\$700

B

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

Location : 1st Floor

Explanation : Low Pressure Steam Direct From Museum

Terminal Devices

Air Handler

40%

2017

\$28,100

1

\$5,700

B

Convactor/Radiator

60%

2027

**

1

\$4,400

B

Air Conditioning

Energy Source

Electricity

100%

2030

**

1

B

Conversion Equipment

Reciprocating

100%

2017

\$73,700

1

\$10,600

B

Compr/Chiller

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

Location : Penthouse

Explanation : 1 Unit - Scheduled To Be Replaced

Distribution

Chilled Wtr Pipe/Pump

100%

2022

\$212,600

4

\$1,100

B

Terminal Devices

Air Handler/Cool/Ht

100%

2017

\$92,200

1

\$14,200

B

Heat Rejection

Air Condenser Unit

100%

2017

\$43,400

2

\$15,900

B

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

Location : Roof

Explanation : Scheduled To Be Replaced With The Compressor

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

**

2-5

\$12,800

B

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
Ventilation									
	Exhaust Fans								
	Interior	100%			2022	\$24,000	2	\$700	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2032	* *	1		B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
Fixtures									
	Generic	100%							B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

Asset Name : NEW YORK BOTANICAL GARDEN PROPAGATION RANGE
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 : 54,545 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 15-Apr-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$126,300
Interior Architecture		\$154,300
Electrical		\$48,000
Mechanical		\$81,600
Total		\$410,300
Priority A		\$126,300
Priority B		\$129,700
Priority C		\$154,300
Total		\$410,300

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture		\$33,900		
Interior Architecture	\$2,400	\$5,900		
Electrical	\$11,600	\$7,900	\$4,900	\$4,900
Mechanical	\$5,600	\$4,600	\$5,200	\$5,900
Total	\$19,600	\$52,300	\$10,100	\$10,800
Priority A		\$33,900		
Priority B	\$17,200	\$12,500	\$10,100	\$10,800
Priority C	\$2,400	\$5,900		
Total	\$19,600	\$52,300	\$10,100	\$10,800



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN PROPAGATION RANGE

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 Code
Exterior								
Exterior Walls								
Masonry: Brick	97%			LIFE	* *	5	\$126,300	A
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Metal Panel	3%			2052	* *	5-10	\$26,900	A
Windows								
Aluminum	100%			2047	* *	5	\$1,400	A
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Roof								
Asphalt Shingle	100%			2037	* *	10	\$25,800	A
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Interior								
Floors								
Cast in Place Concrete	90%			LIFE	* *	5	\$154,300	C
Quarry Tile	10%			2042	* *	5	\$11,800	C
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Toilet And Shower Areas							
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			C
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Boiler Room							
Ceramic Tile	5%			2037	* *	5		C
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Shower And Toilet Areas							
Concrete Masonry Unit	2%			LIFE	* *	5		C
Gypsum Board	50%			LIFE	* *	5	\$100	C
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : First Floor							
Masonry: Brick	5%	Now	\$200	LIFE	* *			C
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Basement							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Basement							
Masonry: Fieldstone	28%	Now	\$2,200	LIFE	* *			C
	Other Observation, Extent : Moderate, Area Affected : 10%							
	Location : Tank Room							
	Explanation : Water Penetration In Basement							
Ceilings								
Exposed Struc: Steel	50%			LIFE	* *			B
Gypsum Board	50%			LIFE	* *	5	\$2,500	B
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : First Floor							

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN PROPAGATION RANGE

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 Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	* *	5	\$200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three 1200 Amps Service								
Switchgear / Switchboard								
Fused Disc Sw	100%			2052	* *	5	\$200	B
Raceway								
Conduit	100%			2052	* *	1		B
Panelboards								
Molded Case Bkrs	100%			2047	* *	5	\$1,400	B
Wiring								
Thermoplastic	100%			2052	* *	1		B
Motor Controllers								
Locally Mounted	100%			2042	* *	5	\$400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$800	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	* *	1	\$16,800	B
Generators								
Diesel	100%			2031	* *	1	\$21,100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : One 331 Kva								
Batteries								
Nickel Cadmium	100%			2016	\$600	5	\$12,200	B
Fuel Storage								
Main Tank	100%			2037	* *	5	\$1,500	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 250 Gals								
Lighting								
Interior Lighting								
Fluorescent	100%			2032	* *	10	\$48,000	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : T-8 Lamps								
Egress Lighting								
Exit, LED	100%			2062	* *	1		B
Exterior Lighting								
HID	100%			2032	* *	10	\$200	B

Lightning Protection

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

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

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 Code
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2062	* *	5	\$1,600	B
Alarm									
	Security System								
	No Component	90%							D
	Generic	10%			2032	* *	1	\$2,000	B
Fire/Smoke Detection									
	No Component	70%							D
	Generic	30%			2032	* *	1-3	\$10,100	B
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Natural Gas	100%			2052	* *	1		B
Conversion Equipment									
	Hot Water Boiler	100%			2042	* *	1	\$25,900	B
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 1 Unit								
Distribution									
	Hot Wtr Piping/Pump	100%			2047	* *	4	\$2,600	B
Terminal Devices									
	Convactor/Radiator	80%			2042	* *	1	\$13,500	B
	Fan Coil Unit/Heat	20%			2032	* *	1	\$3,400	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	* *	1		B
Conversion Equipment									
	Window/Wall Unit	80%			2022	\$81,600	1		B
	No Component	20%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$2,900	B
	No Component	90%							D
Exhaust Fans									
	Roof	10%			2032	* *	2	\$200	B
	No Component	90%							D
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	* *	1		B
Water Heater									
	Gas Fired	100%			2022	\$11,500	2	\$800	B
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		B

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

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

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 Code
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2032	* *	4	\$2,500	B
	Backflow Preventer								
	Generic	100%			2032	* *	1	\$3,200	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Of Building							
		Explanation : Outside Hot Box							
Fixtures									
	Generic	100%							B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 : 15-Apr-2011 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$128,300	
Total	\$128,300	
Priority A	\$128,300	
Total	\$128,300	

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$7,200	\$1,700	\$100	
Interior Architecture	\$8,000	\$2,600		\$300
Electrical		\$1,700		
Mechanical	\$1,600	\$4,100	\$500	
Total	\$16,900	\$10,200	\$600	\$300
Priority A	\$7,200	\$1,700	\$100	
Priority B	\$7,500	\$6,000	\$500	
Priority C	\$2,100	\$2,500		\$300
Total	\$16,900	\$10,200	\$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
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 Code	
Exterior									
Exterior Walls									
Alum/Vinyl Siding	65%			2042	* *	10	\$1,500	A	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Explanation : Vinyl Siding								
Masonry: Brick	20%			LIFE	* *	5	\$1,500	A	
Metal Coiling Doors	15%			2027	* *	5	\$3,400	A	
Windows									
Aluminum	30%			2038	* *	5	\$100	A	
Wood	70%	Now	\$7,200	2047	* *	5	\$1,400	A	
	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	\$128,300	LIFE	* *			A	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 15%								
	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									
Floors									
Cast in Place Concrete	50%			LIFE	* *	5	\$11,600	C	
Vinyl Tile	25%	Now	\$2,100	2027	* *	3	\$1,000	C	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Various								
	Patching Evident, Extent : Moderate, Area Affected : 10%								
	Location : Various On Upper Floor								
	Worn/Eroded, Extent : Moderate, Area Affected : 30%								
	Location : North End Of Upper Floor								
Wood	25%			2037	* *	5	\$5,000	C	
	Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
	Location : Upper Floor								

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STORAGE & 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 Code

Interior

Interior Walls

Gypsum Board
Masonry: Brick

55%
15%

LIFE
LIFE

* *
* *

5

\$500

C
C

*Diagonal Cracks, Extent : Moderate, Area Affected : 10%
Location : South End Of Shop*

Masonry: Fieldstone
Wood

10%
20%

LIFE
LIFE

* *
* *

5

\$1,200

C
C

Ceilings

AcousTileSusp.Lay-In
Exposed Struc: Wood
Gypsum Board

2%
20%
58%

Now

2027
LIFE
LIFE

* *
* *
* *

5
5

\$200
\$7,700

B
B
B

*Misaligned/Bulging, Extent : Moderate, Area Affected : 20%
Location : Various
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%
Location : Lower Floor*

Gypsum Board

20%

LIFE

* *

5

\$2,600

B

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

Under 600 Volts

Raceway

Conduit

100%

2032

* *

1

B

Panelboards

Molded Case Bkrs

100%

2030

* *

5

\$200

B

Wiring

Braided Cloth

20%

2021

\$3,100

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%
Location : Throughout*

Thermoplastic

80%

2032

* *

1

B

Motor Controllers

Locally Mounted

100%

2027

* *

5

B

Lighting

Interior Lighting

Fluorescent

90%

2022

\$11,800

10

\$5,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout
Explanation : T-8 Lamps*

Incandescent

10%

2017

\$1,300

2

B

Exterior Lighting

HID

100%

2017

\$400

10

B

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Electricity	100%			2032	* *	1		B
	Conversion Equipment								
	Radiant Heater	80%			2022	\$23,600	2	\$2,600	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : 10 Units							
	No Component	20%							D
Air Conditioning									
	Energy Source								
	Electricity	100%			2030	* *	1		B
	Conversion Equipment								
	Window/Wall Unit	30%			2017	\$4,100	1		B
	No Component	70%							D
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2022	\$10,000	1		B
	Galv Iron/Steel	50%			2020	\$10,000	1		B
	Water Heater								
	Electric	100%			2016	\$1,000	4	\$100	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 : 15-Apr-2011 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL**Total**

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$17,300	\$7,000		
Interior Architecture	\$2,200			
Electrical	\$1,000	\$4,400	\$300	\$300
Mechanical		\$4,600		\$100
Total	\$20,500	\$15,900	\$300	\$400
Priority A	\$17,300	\$7,000		
Priority B	\$1,000	\$8,900	\$300	\$400
Priority C	\$2,200			
Total	\$20,500	\$15,900	\$300	\$400



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN UPPER GARAGE - MECH. SHOP

Asset # : 2257

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Fieldstone	10%			LIFE	**	5	\$700	A
Metal Sect. OHD	30%			2035	**	5	\$8,400	A
Stucco Cement	60%	Now	\$14,700	2035	**	5	\$6,700	A
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Panel	50%			2042	**	5	\$8,400	A
Stucco Cement	50%			2027	**	5	\$5,600	A
Roof								
Asphalt Shingle	90%	Now	\$2,600	2031	**			A
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Leaders Not Functional</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Walls</i>								
Skylight, Metal/Glass	10%			2032	**	10	\$2,900	A
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$14,400	C
Interior Walls								
Concrete Masonry Unit	90%	Now	\$2,100	LIFE	**	5	\$400	C
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Near Roof</i>								
Gypsum Board	10%	Now	\$100	LIFE	**	5	\$100	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Upper Wall</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Upper Wall</i>								
Ceilings								
Exposed Struc: Steel	97%			LIFE	**			B
Gypsum Board	3%			LIFE	**	5	\$200	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2042	**	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amps Service</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2042	**	5		B
Raceway								
Conduit	100%			2042	**	1		B

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2038	* *	5	\$100	B
Wiring								
Thermoplastic	100%			2042	* *	1		B
Motor Controllers								
Locally Mounted	100%			2035	* *	5		B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	* *	1	\$1,300	B
Generators								
Diesel	100%			2031	* *	1	\$1,600	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : One 130 Kva Kohler Generator								
Batteries								
Lead/Acid	100%			2016	\$600	5	\$200	B
Fuel Storage								
Main Tank	100%			2050	* *	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outdoor								
Explanation : 250 Gal								
Lighting								
Interior Lighting								
Fluorescent	100%			2027	* *	10	\$4,000	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : T-8 Lamps								
Exterior Lighting								
HID	100%			2022	\$100	10		B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Electricity	100%			2032	* *	1		B
Conversion Equipment								
Radiant Heater	30%			2027	* *	2	\$600	B
Other Observation, Extent : Light, Area Affected : 30%								
Location : Office Area								
Explanation : 2 Units								
No Component	70%							D
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 UPPER GARAGE - MECH. SHOP

Asset # : 2257

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation									
	Exhaust Fans								
	Wall Unit	70%			2017	\$4,400	2	\$100	B
	No Component	30%							D
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2032	* *	1		B
	Water Heater								
	Electric	100%			2020	\$600	4		B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

Asset Name : NEW YORK BOTANICAL GARDEN VISITORS CAFE
Address : SOUTHERN BLVD. @200TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.260 / 13971 **Yr Built/Renovated** : 2003 /
Area Sq Ft : 5,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 15-Apr-2011 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL**Total**

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture		\$200	\$6,400	\$6,400
Interior Architecture				\$300
Electrical	\$100	\$100	\$100	\$200
Mechanical	\$200	\$100	\$400	\$100
Total	\$300	\$400	\$6,900	\$7,000
Priority A		\$200	\$6,400	\$6,400
Priority B	\$300	\$200	\$500	\$600
Priority C				
Total	\$300	\$400	\$6,900	\$7,000



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN VISITORS CAFE

Asset # : 13971

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior									
	Exterior Walls								
	Window Wall	95%			2048	* *	5	\$12,800	A
	Wood	5%			2039	* *	5	\$900	A
Roof									
	Metal Panel	95%			2039	* *	10	\$6,000	A
	Single Ply Membrane	5%			2027	* *	10	\$200	A
Interior									
	Floors								
	Cast in Place Concrete	85%			LIFE	* *	5	\$7,700	C
	Sheet Vinyl/Rubber	15%			2030	* *	5	\$900	C
	Interior Walls								
	Ceramic Tile	15%			2035	* *	5	\$400	C
	Gypsum Board	30%			LIFE	* *	5	\$400	C
	Masonry: Fieldstone	30%			LIFE	* *			C
	Wood	25%			LIFE	* *	5	\$2,500	C
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Public Areas								
	Explanation : Acoustic Fiberboard Backing								
Ceilings									
	AcousTileSusp.Lay-In	15%			2039	* *	5	\$600	B
	Exposed Struc: Wood	85%			LIFE	* *			B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	100%			2048	* *	1		B
Panelboards								
Molded Case Bkrs	100%			2044	* *	5	\$100	B
Wiring								
Thermoplastic	100%			2048	* *	1		B
Lighting								
Interior Lighting								
Fluorescent	60%			2030	* *	10	\$1,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : T-8 Lamps							
Incandescent	40%			2030	* *	2		B
Egress Lighting								
Emergency, Service	50%			2030	* *	1		B
Exit, Service	50%			2030	* *	1		B
Exterior Lighting								
HID	100%			2027	* *	10		B

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

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

Asset # : 13971

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

Alarm

Fire/Smoke Detection

No Component

70%

2030

* *

1-3

\$900

D

Generic

30%

B

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

Heating

Energy Source

Natural Gas

100%

2048

* *

1

B

Conversion Equipment

Furnace

100%

2030

* *

1

\$1,400

B

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

Location : Outside

Explanation : 1 Unit

Air Conditioning

Energy Source

Electricity

100%

2044

* *

1

B

Conversion Equipment

Ext Pkg Unit -
Heating/Cooling

100%

2030

* *

2

\$200

B

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

Location : Outside

Explanation : 1 Unit

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$1,500

B

Exhaust Fans

Roof

100%

2030

* *

2

\$100

B

Plumbing

H/C Water Piping

Brass/Copper

100%

2048

* *

1

B

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 : 2,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 15-Apr-2011 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL**Total**

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture			\$1,900	\$2,700
Interior Architecture				
Electrical				
Mechanical	\$100		\$200	
Total	\$100		\$2,100	\$2,800
Priority A			\$1,900	\$2,700
Priority B	\$100		\$200	
Priority C				
Total	\$100		\$2,100	\$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.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN VISITORS REST ROOMS

Asset # : 13972

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

Exterior

Exterior Walls

Masonry: Fieldstone	60%			LIFE	**	5	\$600	A
Metal Panel	23%			2048	**	5-10	\$2,300	A
Stucco Cement	2%			2039	**	5	\$100	A
Window Wall	10%			2048	**	5	\$500	A
Wood	5%			2039	**	5	\$400	A

Roof

Metal Panel	100%			2039	**	10	\$2,500	A
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Interior

Floors

Cast in Place Concrete	100%			LIFE	**	5	\$3,600	C
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Horizontal Cracks, Extent : Light, Area Affected : 10%

Location : Women's Restroom

Interior Walls

Ceramic Tile	20%			2035	**	5	\$200	C
Gypsum Board	80%			LIFE	**	5	\$500	C

Ceilings

Exposed Struc: Wood	100%			LIFE	**			B
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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 Code

Under 600 Volts

Raceway

Conduit	100%			2048	**	1		B
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Panelboards

Molded Case Bkrs	100%			2044	**	5	\$100	B
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Wiring

Thermoplastic	100%			2048	**	1		B
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Lighting

Interior Lighting

Fluorescent	100%			2030	**	10	\$1,000	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : T-8 Lamps

Egress Lighting

Emergency, Service	50%			2030	**	1		B
Exit, Service	50%			2030	**	1		B

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

Heating

Energy Source

Electricity	100%			2048	**	1		B
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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 Code
Heating									
	Conversion Equipment								
	Radiant Heater	100%			2030	* *	2	\$500	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : 8 Units							
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	* *	1		B
	Conversion Equipment								
	Ext Pkg Unit - Cooling	100%			2030	* *	2	\$100	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : 1 Unit							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$600	B
	Exhaust Fans								
	Interior	100%			2030	* *	2		B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2048	* *	1		B
	Water Heater								
	Electric	100%			2021	\$200	4		B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

Asset Name : NEW YORK BOTANICAL GARDEN VISITORS SHOP & STORAGE
Address : SOUTHERN BLVD. @200TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.250 / 13970 **Yr Built/Renovated** : 2003 /
Area Sq Ft : 5,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 15-Apr-2011 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL**Total**

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture			\$5,700	\$7,000
Interior Architecture				
Electrical	\$100	\$100	\$100	\$200
Mechanical	\$200	\$100	\$400	\$100
Total	\$300	\$200	\$6,200	\$7,300
Priority A			\$5,700	\$7,000
Priority B	\$300	\$200	\$500	\$300
Priority C				
Total	\$300	\$200	\$6,200	\$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.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN VISITORS SHOP & STORAGE
Asset # : 13970

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)		Code
Exterior									
Exterior Walls									
	Masonry: Fieldstone	30%			LIFE	**	5	\$800	A
	Metal Panel	15%			2048	**	5-10	\$3,700	A
	Stucco Cement	5%			2039	**	5	\$500	A
	Window Wall	45%			2048	**	5	\$6,100	A
	Wood	5%			2039	**	5	\$900	A
Other Observation, Extent : Light, Area Affected : 100%									
Location : Front And Back									
Explanation : Overhang									
Roof									
	Metal Panel	100%			2039	**	10	\$6,300	A
Interior									
Floors									
	Cast in Place Concrete	100%			LIFE	**	5	\$9,100	C
Horizontal Cracks, Extent : Moderate, Area Affected : 2%									
Location : Entry To Staff Area									
Interior Walls									
	Gypsum Board	5%			LIFE	**	5	\$100	C
	Masonry: Fieldstone	50%			LIFE	**			C
	No Component	45%							D
Ceilings									
	Exposed Struc: Wood	100%			LIFE	**			B
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)		Code
Under 600 Volts									
Raceway									
	Conduit	100%			2048	**	1		B
Panelboards									
	Molded Case Bkrs	100%			2044	**	5	\$100	B
Wiring									
	Thermoplastic	100%			2048	**	1		B
Lighting									
Interior Lighting									
	Fluorescent	70%			2030	**	10	\$1,800	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : T-8 Lamps									
	Incandescent	30%			2030	**	2		B
Egress Lighting									
	Exit, LED	100%			2057	**	1		B
Exterior Lighting									
	HID	100%			2030	**	10		B

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 SHOP & STORAGE
Asset # : 13970

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)		Code

Alarm

Fire/Smoke Detection

No Component

70%

2030

* *

1-3

\$900

D

Generic

30%

B

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)		Code

Heating

Energy Source

Natural Gas

100%

2048

* *

1

B

Conversion Equipment

Furnace

100%

2030

* *

1

\$1,400

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside Rear Of The Building**Explanation : 2 Package Units*

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$1,500

B

Air Conditioning

Energy Source

Electricity

100%

2044

* *

1

B

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2030

* *

2

\$200

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside Rear Of The Building**Explanation : 2 Units***Plumbing**

H/C Water Piping

Brass/Copper

100%

2048

* *

1

B

Water Heater

Electric

100%

2021

\$400

4

B

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 : 15-Apr-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$1,371,700	\$85,500
Electrical	\$87,700	\$130,900
Mechanical	\$53,200	\$243,700
Total	\$1,512,700	\$460,100
Priority A	\$1,371,700	\$85,500
Priority B	\$140,900	\$374,600
Total	\$1,512,700	\$460,100

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$24,900	\$10,600		
Interior Architecture	\$38,100	\$3,100	\$336,000	\$13,800
Electrical	\$600	\$900	\$700	\$500
Mechanical	\$12,800	\$68,100	\$11,100	\$7,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$80,300	\$86,600	\$351,800	\$25,600
Priority A	\$24,900	\$10,600		
Priority B	\$37,300	\$76,000	\$15,800	\$11,800
Priority C	\$18,200		\$336,000	\$13,800
Total	\$80,300	\$86,600	\$351,800	\$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
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 Code
Exterior									
Exterior Walls									
	Masonry: Brick	25%			LIFE	**	5	\$17,500	A
	Metal/Glass Curt Wall	65%	Now	\$1,371,700	LIFE	**	5	\$85,500	A
Air Infiltration, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Various									
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%									
Location : Various									
Caulking Deteriorated, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Various Offices									
	Stucco Cement	10%			2027	**	5	\$17,500	A
Windows									
	Aluminum	10%	Now	\$5,300	2038	**	5	\$200	A
Bent/Warped Elements, Extent : Moderate, Area Affected : 10%									
Location : Various									
Unit Inoperable, Extent : Moderate, Area Affected : 10%									
Location : Various									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Various									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Hopper Windows									
Explanation : Operable Portion Of Curtain Wall									
	No Component	90%							D
Parapets									
	Masonry: Brick	20%			LIFE	**	5	\$900	A
	Metal/Glass Curt Wall	40%	Now	\$17,900	2042	**	5	\$3,600	A
Caulking Deteriorated, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Various									
	Metal Panel	10%	Now	\$1,700	2042	**	5	\$900	A
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : Coping Throughout									
	Stucco Cement	30%			2027	**	5	\$3,600	A
Roof									
	IRMA/Protected Membrane	100%			2030	**	10	\$20,600	A

Interior

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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 Code
Interior								
Floors								
Carpet	45%	Now	\$16,600	2018	\$332,800	3	\$41,300	C
	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	\$6,700	C
Ceramic Tile	5%			2031	**	5	\$3,100	C
Terrazzo	3%			LIFE	**	5	\$1,400	C
Vinyl Tile	42%			2027	**	3	\$9,600	C
	Worn/Eroded, Extent : Light, Area Affected : 20%							
	Location : Various							
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$3,800	C
Gypsum Board	85%			LIFE	**	5	\$32,400	C
Ceilings								
AcousTile,Adhered	10%			2027	**	5	\$6,100	B
AcousTileSusp.Lay-In	85%	Now	\$19,900	2035	**	5	\$26,000	B
	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	**			B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2022	\$75,700	5	\$100	B
Raceway								
Conduit	100%			2032	**	1		B
Panelboards								
Molded Case Bkrs	30%			2030	**	5	\$200	B
Molded Case Bkrs	50%			2038	**	5	\$400	B
Molded Case Bkrs	20%			2021	\$9,200	5	\$200	B
Wiring								
Thermoplastic	80%			2042	**	1		B
Thermoplastic	20%			2022	\$8,500	1		B
Motor Controllers								
Locally Mounted	50%			2027	**	5	\$100	B
Motor Control Center	50%			2035	**	5	\$400	B

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN WATSON BUILDING

Asset # : 2373

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground									
	Grounding Devices								
	Not Accessible	100%							D
Lighting									
	Interior Lighting								
	Fluorescent	100%			2030	* *	10	\$37,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Explanation : T-8 Lamps								
	Egress Lighting								
	Emergency, Service	30%			2022	\$1,700	1		B
	Exit, Service	70%			2022	\$3,900	1		B
	Exterior Lighting								
	HID	100%			2027	* *	10	\$100	B
Alarm									
	Fire/Smoke Detection								
	No Component	70%							D
	Generic	30%			2017	\$87,700	1-3	\$5,500	B
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Conversion Equipment								
	Heat Exchanger	100%			2025	\$8,300	1	\$20,200	B
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Penthouse								
	Explanation : 1 Unit								
	Distribution								
	Hot Wtr Piping/Pump	70%			2030	* *	4	\$1,400	B
	Steam Piping/Pump	30%			2032	* *	4	\$900	B
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Steam Tunnel								
	Explanation : Low Pressure Steam Direct From Science Building								
	Terminal Devices								
	Air Handler	15%			2022	\$31,300	1	\$3,800	B
	Air Handler	35%			2030	* *	1	\$8,800	B
	Other Observation, Extent : Light, Area Affected : 35%								
	Location : Roof								
	Explanation : 1 Exterior Package Unit								
	Convactor/Radiator	20%			2027	* *	1	\$2,600	B
	Fan Coil Unit/Heat	30%			2022	\$173,900	1	\$4,000	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2030	* *	1		B

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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 Code
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	25%			2017	\$32,800	1	\$4,700	B
	<i>Other Observation, Extent : Light, Area Affected : 15%</i> <i>Location : Penthouse</i> <i>Explanation : 1 Unit - Scheduled To Be Replaced</i>							
Ext Pkg Unit - Heating/Cooling	60%			2030	* *	2	\$1,500	B
	<i>Other Observation, Extent : Light, Area Affected : 60%</i> <i>Location : 4th Floor Roof</i> <i>Explanation : 1 Roof Top Unit</i>							
No Component	15%							D
Distribution								
Chilled Wtr Pipe/Pump	25%	0-2	\$4,000	2032	* *	4	\$500	B
	<i>Corroded, Extent : Moderate, Area Affected : 5%</i> <i>Location : Penthouse & Various Other Areas</i>							
No Component	75%							D
Terminal Devices								
Air Handler/Cool/Ht	15%			2022	\$21,000	1	\$3,800	B
Fan Coil - Cool/Heat	10%			2017	\$53,200	1	\$1,300	B
No Component	75%							D
Heat Rejection								
Air Condenser Unit	25%			2017	\$16,400	2	\$7,100	B
No Component	75%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$22,800	B
Exhaust Fans								
Interior	90%			2022	\$38,500	2	\$1,100	B
Roof	10%			2027	* *	2	\$100	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		B
Water Heater								
Electric	100%			2017	\$6,000	4	\$400	B
HW Heat Exchanger								
Low Temp	100%			2032	* *	4	\$6,100	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer								
Generic	100%			2027	* *	1	\$2,500	B
Fixtures								
Generic	100%							B
Vertical Transport								

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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 Code	
Vertical Transport										
Elevators										
	Geared Traction	100%			LIFE		* *		C	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>										
<i>Location : 1-6</i>										
<i>Explanation : Watson And Pratt Share One Elevator</i>										
Fire Suppression										
Standpipe										
	Generic	100%			2042		* *	1-5	\$20,600	B
Sprinkler										
	No Component	99%								D
	Generic	1%			2032		* *	1-2	\$100	B

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Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$115,900	\$548,300
Interior Architecture		\$549,100
Electrical	\$120,300	\$2,149,300
Mechanical	\$770,700	\$669,700
Total	\$1,006,800	\$3,916,400
Priority A	\$115,900	\$548,300
Priority B	\$891,000	\$2,962,000
Priority C		\$406,100
Total	\$1,006,800	\$3,916,400

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$21,500	\$10,700		\$11,100
Interior Architecture	\$12,300	\$42,600	\$10,700	\$21,500
Electrical	\$28,000	\$12,500	\$15,200	\$11,900
Mechanical	\$99,800	\$79,500	\$57,900	\$133,200
Elevators/Escalators	\$64,200	\$64,200	\$64,200	\$64,200
Total	\$225,700	\$209,500	\$147,900	\$241,800
Priority A	\$21,500	\$10,700		\$11,100
Priority B	\$192,000	\$174,300	\$137,200	\$209,200
Priority C	\$12,300	\$24,500	\$10,700	\$21,500
Total	\$225,700	\$209,500	\$147,900	\$241,800



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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 Code
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	7%			LIFE	* *	5	\$124,500	A
Masonry: Brick	75%			LIFE	* *	5	\$170,700	A
Recent Repair Evident, Extent : Light, Area Affected : 25%								
Location : Throughout								
Masonry: Granite	8%			LIFE	* *	5	\$13,700	A
Masonry: Limestone	10%			LIFE	* *	5	\$17,100	A
Windows								
Metal Clad	70%			2032	* *	5	\$21,400	A
Steel	15%	Now	\$39,900	2049	* *	5	\$4,600	A
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	\$21,500	2049	* *	5	\$3,700	A
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	A
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Masonry: Granite	5%			LIFE	* *	5	\$500	A
Masonry: Limestone	5%			LIFE	* *	5	\$500	A
Roof								
Built-Up (BUR)	60%	Now	\$75,900	2024	\$253,100			A
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	A
Copper/Terne	5%			2039	* *	10	\$11,100	A
Roll Roofing	5%			2020	\$19,000	5	\$7,400	A

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 Code
Interior								
Floors								
Carpet	20%			2023	\$651,600	3	\$73,600	C
Carpet	10%			2025	\$325,800	3	\$49,100	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Lobby</i>								
Cast in Place Concrete	15%			LIFE	**	5	\$80,500	C
Ceramic Tile	5%			2033	**	5	\$12,300	C
Marble Panels	10%			LIFE	**	5	\$18,400	C
Marble Panels	5%			LIFE	**	5	\$9,200	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Lobby</i>								
Quarry Tile	5%			2029	**	5	\$18,400	C
Terrazzo	15%			LIFE	**	5	\$28,800	C
Vinyl Tile	15%			2024	\$325,500	3	\$13,800	C
Interior Walls								
Glazed Ceramic Panel	5%			LIFE	**			C
Gypsum Board	25%			LIFE	**	5	\$25,300	C
Masonry: Brick	10%			LIFE	**			C
Travertine Panels	5%			LIFE	**			C
Plaster	20%			LIFE	**	5	\$10,100	C
Plaster	35%			LIFE	**	5	\$17,700	C
Ceilings								
AcousTileSusp.Lay-In	15%			2037	**	5	\$36,100	B
Exposed Concrete	5%			LIFE	**	5	\$1,900	B
Gypsum Board	15%			LIFE	**	5	\$45,200	B
Plaster	15%			LIFE	**	5	\$22,600	B
Plaster	50%			LIFE	**	5	\$75,300	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	**	5	\$700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 1600 Amperes</i>								
Transformers								
Dry Type	100%			2037	**	5	\$600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 112 Kva And 54 Kva</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2024	\$33,200	5	\$400	B
Fused Disc Sw	50%			2044	**	5	\$400	B

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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 Code
Under 600 Volts								
Raceway								
Conduit	90%			2024	\$78,000	1		B
Conduit	10%			2044	* *	1		B
Panelboards								
Fused Disc Sw	15%			2023	\$8,500	5	\$600	B
Molded Case Bkrs	10%			2040	* *	5	\$400	B
Molded Case Bkrs	40%			2032	* *	5	\$1,700	B
Molded Case Bkrs	35%			2023	\$19,800	5	\$1,500	B
Wiring								
Braided Cloth	25%	2-4	\$16,900	2049	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	65%			2034	* *	1		B
Thermoplastic	10%			2044	* *	1		B
Motor Controllers								
Locally Mounted	10%			2037	* *	5	\$100	B
Locally Mounted	50%			2022	\$47,300	5	\$600	B
Locally Mounted	40%			2029	* *	5	\$400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Metal Water Pipe.</i>								
Lighting								
Interior Lighting								
Fluorescent	80%			2029	* *	10	\$120,300	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2024	\$33,200	10	\$15,000	B
<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2024	\$16,600	10	\$7,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairs</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Incandescent	5%			2024	\$16,600	2	\$200	B
Egress Lighting								
Emergency, Battery	50%			2024	\$31,000	10	\$19,800	B
Exit, Service	50%			2024	\$12,400	1		B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2024	\$154,800	1	\$18,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : C C T V Surveillance Camera System</i>								

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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 Code

Alarm

Fire/Smoke Detection
Generic

100% 2024 \$1,766,300 1-3 \$101,000 B
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 Code

Heating

Energy Source

Utility Steam

100%

2034

* *

1

B

Conversion Equipment

Pres. Reducing Valve/LP
Steam

100%

2027

* *

5

\$9,700

B

Distribution

Steam Piping/Pump

100%

Now

\$23,800

2034

* *

4

\$8,100

B

Leak Evident, Extent : Moderate, Area Affected : 2%
Location : Steam Header - Chiller Room

Terminal Devices

Air Handler

80%

2019

\$735,600

1

\$81,100

B

Convactor/Radiator

20%

2029

* *

1

\$10,600

B

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

B

Conversion Equipment

Centrifugal, Elec Chiller

50%

2037

* *

1

\$88,700

B

R-134a Refrigerant, Extent : Light, Area Affected : 100%
Location : One Unit In Basement Chiller Room

Centrifugal, Compressor
Turbine

25%

2039

* *

1

\$44,400

B

Other Observation, Extent : Moderate, Area Affected : 100%
Location : Basement
Explanation : 2 Units With Hcfc 123 Refrigerant

Reciprocating
Compr/Chiller

15%

2029

* *

1

\$11,400

B

R-22 Refrigerant, Extent : Light, Area Affected : 100%
Location : Roof

Window/Wall Unit

10%

2019

\$35,100

1

B

Distribution

Chilled Wtr Pipe/Pump

90%

2044

* *

4

\$10,900

B

No Component

10%

D

Terminal Devices

Air Handler/Cool/Ht

90%

2029

* *

1

\$91,200

B

No Component

10%

D

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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 Code
Air Conditioning									
	Heat Rejection								
	Water Cool Tower	90%			2025	\$440,600	2	\$148,500	B
	No Component	10%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$91,400	B
	Exhaust Fans								
	Interior	100%			2024	\$188,500	2	\$5,000	B
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%	0-2	\$25,500	2029	* *	1		B
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Water Heater								
	Electric	100%			2019	\$26,400	4	\$1,000	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Multiple Units							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2019	\$11,500	4	\$1,600	B
	Sewage Ejector(s)								
	Electric	100%			2024	\$11,500	4	\$2,500	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	70%			LIFE	* *			C
		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	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement: 5th Floor							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2044	* *	1-5	\$82,700	B
	Sprinkler								
	No Component	25%							D
	Generic	75%			2044	* *	1-2	\$34,400	B
	Fire Pump								
	Generic	100%			2033	* *	1	\$30,600	B

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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 Code
Fire Suppression									
Chemical System									
	No Component	80%							D
	Generic	20%			2022	\$5,400	1-3	\$11,000	B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Fire Extinguishers									

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Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$654,300	\$870,300
Interior Architecture	\$373,000	\$174,500
Electrical		\$2,010,100
Mechanical	\$320,000	\$2,802,900
Total	\$1,347,300	\$5,857,800
Priority A	\$654,300	\$870,300
Priority B	\$578,500	\$4,923,200
Priority C	\$114,500	\$64,300
Total	\$1,347,300	\$5,857,800

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$88,200	\$21,000	\$5,800	
Interior Architecture	\$147,300	\$29,400	\$53,300	\$69,000
Electrical	\$26,500	\$13,500	\$15,100	\$14,500
Mechanical	\$128,500	\$67,900	\$116,800	\$64,300
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$398,400	\$139,800	\$198,800	\$155,700
Priority A	\$88,200	\$21,000	\$5,800	
Priority B	\$162,900	\$104,100	\$154,400	\$86,700
Priority C	\$147,300	\$14,700	\$38,600	\$69,000
Total	\$398,400	\$139,800	\$198,800	\$155,700



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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 Code
Exterior								
Exterior Walls								
Cast in Place Concrete	35%	Now	\$175,100	LIFE	**	5	\$163,800	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 5% Location : Great Hall East And West Facades							
Fiberglass Panel	32%	Now	\$26,000	2034	**	5	\$56,200	A
	Water Penetration, Extent : Moderate, Area Affected : 10% Location : North And West Facades							
Masonry: Brick Cavity	13%	Now	\$43,200	LIFE	**	5	\$12,200	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 10% Location : Emergency Exit At Lunch Room							
Metal Panel	5%			2051	**	5-10	\$32,200	A
Pre-Cast Concrete	5%			LIFE	**	5	\$30,400	A
Stucco Cement	5%			2038	**	5	\$11,700	A
Window Wall	5%	Now	\$21,300	2045	**	5	\$8,800	A
	Water Penetration, Extent : Moderate, Area Affected : 10% Location : Rotunda At Lunch Room							
Windows								
Metal Louvers	5%			2034	**	10	\$97,700	A
No Component	95%							D
Parapets								
Masonry: Brick Cavity	15%			LIFE	**	5-10	\$10,100	A
Metal Panel	5%			2045	**	5	\$1,900	A
Metal Rail	30%			2042	**	5-10	\$53,400	A
Under Construction	30%							D
Under Construction	20%							D
	Other Observation, Extent : Light, Area Affected : 0% Location : Throughout Explanation : Parapets At The Great Hall Roof							
Roof								
Built-Up (BUR)	10%	Now	\$8,300	2025	\$41,600			A
	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	\$9,600	A
Plaza Roof: Stone Panels	5%			2051	**			A
Sloped Glazing	5%			LIFE	**	5	\$127,800	A
Sloped Glazing	35%	Now	\$372,100	LIFE	**	5	\$447,200	A
	Water Penetration, Extent : Moderate, Area Affected : 20% Location : North Wing Addition							
Spray-on Foam	5%			2030	**	5	\$6,400	A
Under Construction	30%							D

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 Code
Interior								
Floors								
Carpet	10%			2026	**	3	\$44,100	C
Carpet	40%			2021	\$1,422,200	3	\$235,100	C
Cast in Place Concrete	10%			LIFE	**	5	\$128,600	C
Ceramic Tile	5%			2034	**	5	\$14,700	C
Sheet Vinyl/Rubber	15%			2033	**	5	\$66,100	C
Terrazzo	5%			LIFE	**	5	\$23,000	C
Vinyl Tile	15%			2030	**	3	\$16,500	C
Interior Walls								
Cast in Place Concrete	10%			LIFE	**	10	\$28,500	C
Ceramic Tile	5%			2034	**	5	\$5,700	C
Glass: Single Pane	5%			LIFE	**	5	\$8,600	C
Gypsum Board	15%			LIFE	**	5-10	\$29,100	C
Gypsum Board	25%			LIFE	**	5-10	\$48,500	C
Metal Panel	5%			LIFE	**	10	\$2,600	C
Plaster	30%			LIFE	**	5-10	\$29,100	C
Wood	5%			LIFE	**	5	\$45,600	C
Ceilings								
AcousTileSusp.Lay-In	10%			2038	**	5	\$29,400	B
AcousTileSusp.Lay-In	10%			2042	**	5	\$29,400	B
Exposed Concrete	15%			LIFE	**	5-10	\$55,100	B
Exposed Struc: Steel	10%			LIFE	**	10	\$58,800	B
Gypsum Board	15%			LIFE	**	5-10	\$151,500	B
Metal Panel	10%			LIFE	**	5	\$73,500	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Technology Gallery</i>								
Metal Panel	5%			LIFE	**	5	\$36,700	B
No Component	25%							D
<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 Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	99%			2025	\$32,800	5	\$700	B
<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		B
<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 Code
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	60%			2025	\$30,300	5	\$400	B
Fused Disc Sw	30%			2045	* *	5	\$200	B
Molded Case Bkrs	10%			2045	* *	5	\$400	B
Raceway								
Conduit	70%			2025	\$40,800	1		B
Conduit	30%			2045	* *	1		B
Panelboards								
Fused Disc Sw	15%			2024	\$7,700	5	\$500	B
Molded Case Bkrs	35%			2024	\$18,100	5	\$1,400	B
Molded Case Bkrs	50%			2041	* *	5	\$2,000	B
Wiring								
Braided Cloth	15%	2-4	\$6,700	2050	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Original Wing</i>								
Thermoplastic	30%			2045	* *	1		B
Thermoplastic	55%			2035	* *	1		B
Motor Controllers								
Locally Mounted	38%			2023	\$21,000	5	\$400	B
Locally Mounted	20%			2030	* *	5	\$200	B
Motor Control Center	40%			2030	* *	5	\$1,700	B
Variable Frequency Drive	2%			2038	* *			B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$4,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main Room</i>								
<i>Explanation : Water Main Pipe</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2030	* *	1	\$47,200	B
Generators								
Diesel	100%			2028	* *	1	\$59,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Yard Adjacent To The Building</i>								
<i>Explanation : Emergency Generator No Available Nameplate Rating Capacity</i>								
Batteries								
Lead/Acid	100%			2018	\$600	5	\$5,700	B
Fuel Storage								
Main Tank	100%			2040	* *	5	\$5,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 200 Gallons Rated Capacity</i>								
Lighting								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK HALL OF SCIENCE
Asset # : 2366

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting								
Fluorescent	30%			2030	* *	10	\$54,000	B
			<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : New Wing Offices</i>					
Fluorescent	10%			2025	\$68,700	10	\$18,000	B
			<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Ramp</i>					
Fluorescent	10%			2030	* *	10	\$18,000	B
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways And Caferia</i>					
HID	2%			2025	\$13,600	10	\$100	B
Incandescent	20%			2030	* *	2	\$900	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Exhibits Areas</i>					
			<i>Explanation : Floodlights And Spot Lights</i>					
LED	28%			2033	* *			B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Exhibit Areas</i>					
			<i>Explanation : L E D Lighting For Exhibits</i>					
Egress Lighting								
Emergency, Service	50%			2025	\$13,500	1		B
Exit, LED	30%			2053	* *	1		B
Exit, Service	20%			2030	* *	1		B
Exterior Lighting								
HID	100%			2025	\$53,200	10	\$500	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2028	* *	5	\$1,000	B
Alarm								
Security System								
No Component	50%							D
Generic	50%			2025	\$220,100	1	\$28,700	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Exhibit Areas And Outside</i>					
			<i>Explanation : C C T V Surveillance Cameras</i>					
Fire/Smoke Detection								
Generic, Digital	100%			2025	\$1,507,000			B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Manual Pull Station, Smoke Detector, Horns</i>					
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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 Code
Heating								
Energy Source								
Natural Gas	100%			2045	* *	1		B
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	\$194,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	20%			2024	\$187,000	4	\$2,900	B
<i>Malfunctioning, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Hot Water Controller, Boiler Room</i>								
Steam Piping/Pump	80%	0-2	\$103,900	2025	\$1,039,500	4	\$7,700	B
<i>Obsolete Equipment, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Vacuum Pumps - Replacement Needed</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Various Areas</i>								
Terminal Devices								
Air Handler	45%	0-2	\$90,300	2025	\$451,500	1	\$49,200	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fan Room - 1 Unit In Boiler Room, 1 In South Entrance</i>								
Air Handler	40%			2030	* *	1	\$48,600	B
Convactor/Radiator	15%			2030	* *	1	\$9,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	66%			2020	\$416,900	1	\$60,100	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : A C Room</i>								
Reciprocating Compr/Chiller	34%	Now	\$10,700	2030	* *	1	\$27,900	B
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : A C Room</i>								
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : A C Room</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%	Now	\$45,500	2035	* *	4	\$9,700	B
<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Valves, Various Areas</i>								
Terminal Devices								
Air Handler/Cool/Ht	60%			2020	\$474,300	1	\$72,900	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fan Rooms</i>								
Air Handler/Cool/Ht	40%			2030	* *	1	\$48,600	B

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK HALL OF SCIENCE
Asset # : 2366

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
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	* *	2	\$197,600	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$80,300	LIFE	* *	2-5	\$109,500	B
			<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Dampers, Various Areas</i>					
Exhaust Fans								
Interior	90%			2020	\$185,100	2	\$5,400	B
Roof	10%			2025	\$14,800	2	\$600	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		B
Water Heater								
Electric	20%			2020	\$5,800	4	\$300	B
			<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	\$34,600	2	\$2,300	B
			<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		B
Storm Drain Piping								
Cast Iron	100%	Now	\$13,000	LIFE	* *	1		B
			<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	\$10,500	2035	* *	4	\$1,600	B
			<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	B
			<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	\$12,000	B

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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 Code
Plumbing									
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C
		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	\$99,000	B
	Sprinkler								
	Generic	100%			2035	* *	1-2	\$55,000	B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$80,600	\$201,700
Interior Architecture		\$604,900
Electrical	\$17,800	\$1,159,200
Mechanical	\$77,600	\$527,100
Total	\$176,000	\$2,492,900
Priority A	\$80,600	\$201,700
Priority B	\$95,400	\$1,734,400
Priority C		\$556,800
Total	\$176,000	\$2,492,900

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$3,400	\$1,800		\$6,700
Interior Architecture		\$22,000	\$9,000	\$6,200
Electrical	\$21,500	\$16,300	\$18,600	\$21,200
Mechanical	\$34,400	\$14,200	\$40,900	\$26,800
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$67,100	\$62,200	\$76,400	\$68,800
Priority A	\$3,400	\$1,800		\$6,700
Priority B	\$63,700	\$44,800	\$67,300	\$55,900
Priority C		\$15,600	\$9,000	\$6,200
Total	\$67,100	\$62,200	\$76,400	\$68,800



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK 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 Code
Exterior								
Exterior Walls								
Masonry: Brick	40%			LIFE	**	5	\$53,600	A
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Masonry: Brick	28%			LIFE	**	5	\$37,500	A
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Masonry: Brownstone	25%			LIFE	**	5	\$25,100	A
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Metal Panel	5%			2050	**	5-10	\$46,100	A
Stucco Cement	2%			2041	**	5	\$6,700	A
Windows								
Aluminum	25%			2032	**	5	\$3,700	A
Wood	75%			2040	**	5	\$110,500	A
Parapets								
Masonry: Brick	75%			LIFE	**	5	\$7,100	A
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Masonry: Brownstone	15%			LIFE	**	5	\$3,400	A
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Metal Cornice	5%			2039	**	10	\$1,500	A
Metal Rail	5%			2029	**	5-10	\$8,600	A
Roof								
Single Ply Membrane	100%			2029	**	10	\$80,600	A
Interior								
Floors								
Carpet	20%			2023	\$349,300	3	\$39,500	C
Ceramic Tile	5%			2033	**	5	\$6,600	C
Granite Panels	10%			LIFE	**	5	\$9,900	C
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Lobby							
Terrazzo	10%			LIFE	**	5	\$10,300	C
Vinyl Tile	35%			2024	\$407,200	3	\$17,300	C
Vinyl Tile	15%			2032	**	3	\$7,400	C
Wood	5%			2059	**	5	\$12,300	C
Interior Walls								
Gypsum Board	10%			LIFE	**	5	\$21,900	C
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Lobby And New Mezzanine							
Masonry: Brick	10%			LIFE	**			C
Marble Panels	5%			LIFE	**			C
Plaster	65%			LIFE	**	5	\$71,200	C
Plaster	5%			LIFE	**	5	\$5,500	C
Wood	5%			LIFE	**	5	\$73,000	C

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATRE
Asset # : 2378

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

Interior

Ceilings

AcousTileSusp.Lay-In	10%			2037	* *	5	\$12,800	B
Exposed Struc: Steel	5%			LIFE	* *			B
Glass: Susp Panels	15%			LIFE	* *			B
Masonry: Vault Struct	10%			LIFE	* *			B
Plaster	35%			LIFE	* *	5	\$28,100	B
Plaster	15%			LIFE	* *	5	\$12,000	B
Plaster	10%			LIFE	* *	5	\$8,000	B

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

Location : At Lobby

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

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2024	\$2,900	5	\$200	B
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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	B
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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	B
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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	\$16,600	5	\$200	B
Fused Disc Sw	50%			2050	* *	5	\$200	B

Raceway

Conduit	70%			2024	\$28,800	1		B
Conduit	30%			2050	* *	1		B

Panelboards

Fused Disc Sw	15%			2046	* *	5	\$300	B
Molded Case Bkrs	40%			2046	* *	5	\$900	B
Molded Case Bkrs	45%			2032	* *	5	\$1,000	B

Wiring

Braided Cloth	25%	2-4	\$7,600	2049	* *	1		B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	30%			2050	* *	1		B
Thermoplastic	45%			2034	* *	1		B

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATRE
Asset # : 2378

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Motor Controllers								
Locally Mounted	70%			2041	* *	5	\$400	B
Locally Mounted	30%			2022	\$12,800	5	\$200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,300	B
Stand-by Power								
Transfer Switches								
Automatic	50%			2041	* *	1	\$13,500	B
Automatic	50%			2022	\$6,000	1	\$13,500	B
Generators								
Diesel	100%			2020	\$81,800	1	\$34,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated @ 75 Kva</i>								
Batteries								
Lead/Acid	100%			2017	\$700	5	\$3,300	B
Fuel Storage								
Day Tank	50%			2023	\$3,300	5	\$8,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : No Nameplate Rating Capacity</i>								
Main Tank	50%			2027	* *	5	\$1,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 250 Gallons Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	10%			2019	\$17,800	10	\$8,100	B
<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	20%			2032	* *	10	\$16,100	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2032	* *	10	\$8,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
HID	10%			2024	\$4,900	10	\$300	B
Incandescent	50%			2024	\$89,100	2	\$1,000	B
Egress Lighting								
Emergency, Service	40%			2024	\$5,300	1		B
Emergency, Battery	10%			2024	\$3,300	10	\$2,100	B
Exit, LED	50%			2052	* *	1		B
Exterior Lighting								
HID	100%			2029	* *	10	\$300	B

Alarm

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

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
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 Code

Alarm

Security System

No Component

50%

2032

* *

1

\$16,400

D

Generic

50%

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Lobby And Hallways**Explanation : C C T V Surveillance Cameras*

B

Fire/Smoke Detection

Generic

100%

2024

\$946,700

1-3

\$54,200

B

*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 Code

Heating

Energy Source

Natural Gas

100%

2054

* *

1

B

*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

B

*Other Observation, Extent : Light, Area Affected : 60%**Location : Roof**Explanation : 3 Roof Top Package Units*

Steam Boiler

40%

2037

* *

1

\$34,800

B

*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

\$700

B

Steam Piping/Pump

30%

2024

\$191,500

4

\$2,000

B

*Steam Traps Faulty, Extent : Severe, Area Affected : 20%**Location : Various Locations*

No Component

60%

D

Terminal Devices

Air Handler

30%

2032

* *

1

\$16,300

B

Convactor/Radiator

10%

2022

\$86,300

1

\$2,800

B

No Component

60%

D

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

B

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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 Code
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	25%			2019	\$77,600	1	\$10,200	B
		R-22 Refrigerant, Extent : Light, Area Affected : 25% Location : Basement							
	Ext Pkg Unit - Heating/Cooling	75%			2032	**	2	\$4,000	B
		R-134a Refrigerant, Extent : Light, Area Affected : 75% Location : Roof							
Distribution									
	Chilled Wtr Pipe/Pump	25%			2034	**	4	\$1,100	B
	No Component	75%							D
Terminal Devices									
	Air Handler/Cool/Ht	25%			2032	**	1	\$13,600	B
	No Component	75%							D
Heat Rejection									
	Remote Air Cond	25%			2024	\$136,500	2	\$15,300	B
	Water Cool Tower	75%			2028	**	2	\$66,300	B
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$49,000	B
	Exhaust Fans								
	Interior	20%			2032	**	2	\$500	B
	Roof	80%			2024	\$58,100	2	\$2,200	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2044	**	1		B
	Galv Iron/Steel	20%			2022	\$54,600	1		B
	Water Heater								
	Electric	100%			2023	\$14,200	4	\$500	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2019	\$11,500	4	\$1,600	B
	Backflow Preventer								
	Generic	100%			2032	**	1	\$5,400	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			C
		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 Code
Fire Suppression									
	Sprinkler								
	Generic	100%			2034	* *	1-2	\$24,600	B
Fire Pump									
	Generic	100%			2027	* *	1	\$16,400	B

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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**

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture		\$500		\$10,800
Interior Architecture			\$100	
Electrical		\$100		
Mechanical		\$100	\$100	\$900
Total	\$100	\$700	\$300	\$11,800
Priority A		\$500		\$10,800
Priority B	\$100	\$200	\$200	\$1,000
Priority C			\$100	
Total	\$100	\$700	\$300	\$11,800



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

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

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

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 Code
Exterior								
Exterior Walls								
Metal Panel	100%			2034	**	5-10	\$13,500	A
Windows								
Aluminum	50%			2032	**	5	\$100	A
Metal Louvers	50%			2027	**	10	\$500	A
Roof								
Metal Panel	100%			2029	**	10	\$7,100	A
Interior								
Floors								
Cast in Place Concrete	95%			LIFE	**	5	\$4,000	C
Ceramic Tile	5%			2033	**	5	\$100	C
Interior Walls								
Ceramic Tile	10%			2033	**	5	\$200	C
Gypsum Board	10%			LIFE	**	5	\$100	C
No Component	80%							D
Ceilings								
Exposed Struc: Steel	100%			LIFE	**			B
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	100%			2034	**	1		B
Panelboards								
Molded Case Bkrs	100%			2032	**	5		B
Wiring								
Thermoplastic	100%			2034	**	1		B
Lighting								
Interior Lighting								
Fluorescent	95%			2024	\$2,400	10	\$1,100	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	5%			2024	\$100	2		B
Egress Lighting								
Exit, Service	100%			2029	**	1		B
Exterior Lighting								
Incandescent	100%			2024	\$300	2		B
Alarm								
Security System								
Generic	100%			2024	\$3,900	1	\$500	B
<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 Code
Heating									
	Energy Source								
	Electricity	100%			2034	* *	1		B
	Conversion Equipment								
	Heat Pump	100%			2025	\$4,600	2	\$400	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : 2 Units							
Air Conditioning									
	Energy Source								
	Electricity	100%			2032	* *	1		B
	Conversion Equipment								
	Split Unit	70%			2029	* *			B
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Various Locations							
		Explanation : 2 Units							
	Window/Wall Unit	30%			2019	\$800	1		B
	Terminal Devices								
	Fan Coil - Cool/Heat	70%			2029	* *	1	\$300	B
	No Component	30%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$700	B
	Exhaust Fans								
	Roof	100%			2024	\$1,100	2		B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	* *	1		B
	Water Heater								
	Electric	100%			2023	\$200	4		B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$58,300	\$58,300
Electrical		\$192,800
Total	\$58,300	\$251,000
Priority A	\$58,300	\$58,300
Priority B		\$192,800
Total	\$58,300	\$251,000

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture		\$500		
Interior Architecture				\$30,300
Electrical	\$1,500	\$1,600	\$1,700	\$1,800
Mechanical	\$400	\$300	\$700	\$3,100
Total	\$1,900	\$2,400	\$2,400	\$35,300
Priority A		\$500		
Priority B	\$1,900	\$1,900	\$2,400	\$5,000
Priority C				\$30,300
Total	\$1,900	\$2,400	\$2,400	\$35,300



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

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

** 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 Code
Exterior								
Exterior Walls								
Concrete Masonry Unit	50%			LIFE	**	5	\$14,600	A
Wood	50%			2029	**	5	\$116,500	A
Parapets								
Metal Rail	5%			2037	**	5-10	\$800	A
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Over Control Booth								
Explanation : Pipe Railing								
No Component	95%							D
Roof								
Single Ply Membrane	25%			2024	\$6,700	10	\$1,900	A
Recent Repair Evident, Extent : Light, Area Affected : 25%								
Location : Throughout								
No Component	75%							D
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$17,700	C
Wood	80%			2039	**	5	\$60,700	C
Other Observation, Extent : Moderate, Area Affected : 80%								
Location : Outdoor Seating Area								
Explanation : This Floor Is Actually Outdoor Seating Area								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			C
Concrete Masonry Unit	85%			LIFE	**	5	\$2,400	C
Gypsum Board	5%			LIFE	**	5	\$200	C
Ceilings								
Exposed Struc: Steel	25%			LIFE	**			B
No Component	75%							D

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$37,400	3	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Ratings								
Transformers								
Dry Type	100%			2022	\$37,300	3	\$300	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 500 Kva, 4160/208/120 Volts								
Feeders								
Cable	100%			2023	\$1,100	1		B

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
Over 600 Volts									
	Raceway								
	Conduit	100%			2024	\$4,000	1		B
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2024	\$1,800	5	\$200	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated @ 2000 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	50%			2024	\$11,100	5	\$100	B
	Molded Case Bkrs	50%			2034	* *	5	\$500	B
	Raceway								
	Conduit	80%			2024	\$19,300	1		B
	Conduit	20%			2034	* *	1		B
	Panelboards								
	Molded Case Bkrs	50%			2032	* *	5	\$500	B
	Molded Case Bkrs	50%			2023	\$9,400	5	\$500	B
	Wiring								
	Thermoplastic	100%			2034	* *	1		B
Ground									
	Grounding Devices								
	Not Accessible	100%							D
Lighting									
	Interior Lighting								
	Fluorescent	10%			2024	\$5,500	10	\$2,500	B
		T-8 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Dining Room							
	Fluorescent	10%			2024	\$5,500	10	\$2,500	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Lamps							
	HID	70%			2024	\$10,700	10	\$600	B
	Incandescent	10%			2024	\$5,500	2	\$100	B
	Egress Lighting								
	Emergency, Battery	50%			2024	\$5,100	10	\$3,300	B
	Exit, Service	50%			2024	\$2,000	1		B
	Exterior Lighting								
	HID	100%			2024	\$2,100	10	\$100	B
Alarm									
	Security System								
	Generic	100%			2024	\$118,000	1	\$14,000	B
		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 Code
Heating								
Energy Source								
Electricity	100%			2034	* *	1		B
Conversion Equipment								
Heat Pump	10%			2022	\$25,300	2	\$800	B
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Various Areas</i>							
	<i>Explanation : 5 Units</i>							
No Component	90%							D
Terminal Devices								
Air Handler	10%			2024	\$1,500	1	\$1,700	B
No Component	90%							D
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		B
Conversion Equipment								
Split Unit	10%			2024	\$13,000			B
Window/Wall Unit	5%			2019	\$2,900	1		B
No Component	85%							D
Terminal Devices								
Fan Coil - Cool/Heat	10%			2024	\$8,000	1	\$900	B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	\$1,500	B
No Component	90%							D
Exhaust Fans								
Interior	10%			2024	\$3,100	2	\$100	B
No Component	90%							D
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2034	* *	1		B
No Component	80%							D
Water Heater								
Electric	20%			2022	\$900	4		B
No Component	80%							D
Sanitary Piping								
Cast Iron	20%			LIFE	* *	1		B
No Component	80%							D
Fixtures								
Generic	100%							B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$49,100	\$279,600
Mechanical		\$635,700
Total	\$49,100	\$915,200
Priority A	\$49,100	\$279,600
Priority B		\$635,700
Total	\$49,100	\$915,200

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$89,300		\$5,300	
Interior Architecture	\$42,900			
Mechanical	\$13,500	\$5,100	\$10,100	\$4,100
Total	\$145,700	\$5,100	\$15,300	\$4,100
Priority A	\$89,300		\$5,300	
Priority B	\$56,400	\$5,100	\$10,100	\$4,100
Total	\$145,700	\$5,100	\$15,300	\$4,100



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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
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 Code
Exterior								
Exterior Walls								
Concrete Masonry Unit	35%			LIFE	* *	5	\$33,000	A
	Repairs in Progress, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Masonry: Brick Cavity	35%			LIFE	* *	5	\$52,800	A
	Repairs in Progress, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Pre-Cast Concrete	20%			LIFE	* *	5	\$98,100	A
	Repairs in Progress, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Window Wall	10%			2045	* *	5	\$28,300	A
	Repairs in Progress, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Windows								
Under Construction	100%							D
Parapets								
Concrete Masonry Unit	35%			LIFE	* *	5-10	\$18,400	A
Masonry: Brick Cavity	35%			LIFE	* *	5-10	\$23,000	A
	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	A
	Repairs in Progress, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Pre-Cast Concrete	20%			LIFE	* *	5	\$24,200	A
	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	\$187,300	10	\$43,200	A
	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	A
Modified Bitumen	10%			2030	* *	10	\$5,800	A
Skylight, Metal/Glass	10%			2035	* *	10	\$19,200	A
	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 Code

Interior

Floors

Under Construction	100%								D
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Interior Walls

Under Construction	100%								D
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Ceilings

Exposed Concrete	25%			LIFE		**	5-10	\$15,400	B
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Exposed Struc: Steel	30%			LIFE		**	10	\$29,500	B
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Repairs in Progress, Extent : Light, Area Affected : 100%

Location : Throughout

Under Construction	45%								D
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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 Code

Under 600 Volts

Service Equipment

Under Construction	100%								D
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Transformers

Under Construction	100%								D
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Switchgear / Switchboard

Under Construction	100%								D
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Raceway

Under Construction	100%								D
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Panelboards

Under Construction	100%								D
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Wiring

Under Construction	100%								D
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Motor Controllers

Under Construction	100%								D
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Ground

Grounding Devices

Under Construction	100%								D
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Stand-by Power

Transfer Switches

Under Construction	100%								D
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Generators

Under Construction	100%								D
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Batteries

Under Construction	100%								D
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Fuel Storage

Under Construction	100%								D
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Lighting

Interior Lighting

Under Construction	100%								D
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Egress Lighting

Under Construction	100%								D
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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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lightning Protection								
Arresters/Cabling								
Under Construction	100%							D
Alarm								
Security System								
Under Construction	100%							D
Fire/Smoke Detection								
Under Construction	100%							D
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Electricity	20%			2035	**	1		B
Natural Gas	80%			2035	**	1		B
Conversion Equipment								
Furnace	60%			2025	\$15,900	1	\$9,700	B
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
No Component	40%							D
Distribution								
Hot Wtr Piping/Pump	20%			2033	**	4	\$500	B
No Component	80%							D
Terminal Devices								
Convactor/Radiator	20%			2030	**	1	\$2,100	B
Fan Coil Unit/Heat	40%			2025	\$111,800	1	\$4,200	B
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gas And Electric Unit Heaters</i>								
No Component	40%							D
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	100%			2025	\$450,500	2	\$2,000	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$29,000	B
Exhaust Fans								
Interior	40%			2025	\$36,000	2	\$400	B
Roof	50%			2025	\$37,400	2	\$500	B
Wall Unit	10%			2025	\$4,700	2	\$100	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	**	1		B

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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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Water Heater								
	Electric	100%			2025	\$4,800	4	\$300	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 New Units Installed							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2025	\$10,500	4	\$2,500	B
	Pool Filter/Treatment								
	Sand	100%			2038	* *	4	\$8,100	B
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Standpipe								
	Generic	100%			2045	* *	1-5	\$16,500	B
	Sprinkler								
	Generic	100%			2045	* *	1-2	\$9,200	B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$189,500
Electrical		\$120,700
Mechanical		\$283,400
Total		\$593,600
Priority A		\$189,500
Priority B		\$404,100
Total		\$593,600

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$81,000		\$100	
Interior Architecture	\$74,400		\$13,700	\$200
Electrical	\$300			
Mechanical	\$10,100	\$2,100	\$3,900	\$2,300
Total	\$165,700	\$2,100	\$17,700	\$2,500
Priority A	\$81,000		\$100	
Priority B	\$32,900	\$2,100	\$3,900	\$2,300
Priority C	\$51,800		\$13,700	\$200
Total	\$165,700	\$2,100	\$17,700	\$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
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 Code
Exterior								
Exterior Walls								
Concrete Masonry Unit	50%			LIFE	**	5	\$16,500	A
Masonry: Brick	28%			LIFE	**	5	\$14,800	A
Metal Sect. OHD	10%			2030	**	5	\$8,300	A
Stucco Cement	10%	Now	\$29,100	2038	**	5	\$3,300	A
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	\$33,700	LIFE	**	1		A
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : Cracked Support Beam At East Stair Platform								
Worn/Eroded, Extent : Severe, Area Affected : 20%								
Location : Metal Treads And Risers Of Egress Stair								
Windows								
Aluminum	100%			2041	**	5	\$500	A
Parapets								
Concrete Masonry Unit	65%			LIFE	**	5-10	\$1,900	A
Masonry: Brick	25%			LIFE	**	5-10	\$900	A
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	A
Roof								
Modified Bitumen	100%			2025	\$189,500	10	\$34,300	A
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	C
Other Observation, Extent : Light, Area Affected : 65%								
Location : 2nd Floor								
Explanation : New Installation								
Cast in Place Concrete	35%			LIFE	**	5	\$56,100	C
Ceramic Tile	5%			2028	**	5	\$1,800	C
Vinyl Tile	10%			2030	**	3	\$1,400	C
Wood	20%			2028	**	5	\$13,700	C

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code	
Interior									
Interior Walls									
Ceramic Tile	2%			2034	**	5	\$400	C	
Concrete Masonry Unit	30%	Now	\$5,900	LIFE	**	5	\$2,200	C	
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	**	5-10	\$11,100	C	
Masonry: Brick	10%			LIFE	**	10	\$600	C	
Metal Panel	5%	Now	\$2,400	LIFE	**			C	
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	**	10	\$200	C	
Wood	10%			LIFE	**	5	\$15,000	C	
Ceilings									
AcousTileSusp.Lay-In	45%			2030	**	5	\$8,200	B	
Embossed Metal	20%	Now	\$3,100	LIFE	**	5	\$1,600	B	
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	\$19,500	LIFE	**	5	\$1,000	B	
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 Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	\$100	B
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	B

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM EDUCATION/MAINT.
Asset # : 2355

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Raceway									
	Conduit	40%			2045	* *	1		B
	Conduit	40%			2025	\$3,900	1		B
	Conduit	20%			2055	* *	1		B
Panelboards									
	Molded Case Bkrs	70%			2041	* *	5	\$200	B
	Molded Case Bkrs	10%			2024	\$2,300	5		B
	Molded Case Bkrs	20%			2050	* *	5	\$100	B
Wiring									
	Thermoplastic	60%			2045	* *	1		B
	Thermoplastic	40%			2055	* *	1		B
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$300	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Boiler Room									
Explanation : Main Water Pipe									
Lighting									
Interior Lighting									
	Fluorescent	100%			2025	\$120,700	10	\$22,400	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
Egress Lighting									
	Emergency, Battery	50%			2025	\$4,200	10	\$3,000	B
	Exit, Service	50%			2025	\$1,700	1		B
Exterior Lighting									
	HID	100%			2025	\$4,100	10		B
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
Energy Source									
	Natural Gas	100%			2051	* *	1		B

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
Heating								
Conversion Equipment								
Furnace	50%			2025	\$9,900	1	\$6,100	B
			<i>Other Observation, Extent : Light, Area Affected : 40%</i>					
			<i>Location : Warehouse Area- 1st Floor</i>					
			<i>Explanation : 1 Unit</i>					
Hot Water Boiler	40%			2042	* *	1	\$4,800	B
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Other Observation, Extent : Light, Area Affected : 60%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 1 Unit</i>					
No Component	10%							D
Distribution								
Hot Wtr Piping/Pump	40%			2047	* *	4	\$500	B
No Component	60%							D
Terminal Devices								
Convactor/Radiator	90%			2030	* *	1	\$7,100	B
Fan Coil Unit/Heat	10%			2025	\$31,300	1	\$800	B
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	20%			2023	\$59,700	2	\$300	B
Ext Pkg Unit - Cooling	50%			2025	\$167,900	2	\$800	B
No Component	30%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$21,600	B
Exhaust Fans								
Roof	100%			2020	\$55,800	2	\$800	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2030	* *	1		B
Water Heater								
Electric	100%			2024	\$3,600	4	\$200	B
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B

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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 : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$105,700	\$402,700
Mechanical		\$53,400
Total	\$105,700	\$456,100
Priority A	\$105,700	\$402,700
Priority B		\$53,400
Total	\$105,700	\$456,100

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$61,000			
Electrical				
Mechanical	\$400	\$2,100	\$400	\$1,000
Total	\$61,400	\$2,100	\$400	\$1,000
Priority A	\$61,000			
Priority B	\$400	\$2,100	\$400	\$1,000
Total	\$61,400	\$2,100	\$400	\$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
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 Code

Exterior

Exterior Walls

Masonry: Brick Cavity	65%			LIFE	**	5	\$49,000	A
Metal Panel	3%			2035	**	5-10	\$7,800	A
Pre-Cast Concrete	30%			LIFE	**	5	\$73,600	A
Window Wall	2%			2045	**	5	\$2,800	A

Windows

Aluminum	100%	0-2	\$1,000	2033	**	5	\$600	A
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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	A
Pre-Cast Concrete	25%			LIFE	**	5	\$65,700	A

Roof

Modified Bitumen	75%	Now	\$2,600	2030	**			A
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Drains Clogged, Extent : Moderate, Area Affected : 15%

Location : Water Side Of Main Rooftop

Ponding, Extent : Moderate, Area Affected : 15%

Location : Water Side Of Main Rooftop

Single Ply Membrane	5%			2030	**	10	\$1,600	A
Sloped Glazing	20%	Now	\$68,900	LIFE	**	5	\$82,800	A

Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%

Location : Eastern Slope

Interior

Floors

Under Construction	100%							D
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Interior Walls

Under Construction	100%							D
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Ceilings

Under Construction	100%							D
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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 Code

Under 600 Volts

Service Equipment

Under Construction	100%							D
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Transformers

Under Construction	100%							D
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Switchgear / Switchboard

Under Construction	100%							D
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Raceway

Under Construction	100%							D
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Panelboards

Under Construction	100%							D
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Estimates are rounded to the nearest hundred dollars.*

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM LABORATORY
Asset # : 2357

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Wiring								
Under Construction	100%							D
Motor Controllers								
Under Construction	100%							D
Ground								
Grounding Devices								
Under Construction	100%							D
Lighting								
Interior Lighting								
Under Construction	100%							D
Egress Lighting								
Under Construction	100%							D
Exterior Lighting								
HID	100%			2025	\$2,100	10		B
Alarm								
Security System								
Under Construction	100%							D
Fire/Smoke Detection								
Under Construction	100%							D

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Under Construction	100%							D
Conversion Equipment								
No Component	40%							D
Under Construction	60%							D
Distribution								
Steam Piping/Pump	40%			2035	* *	4	\$300	B
Under Construction	60%							D
Terminal Devices								
Convactor/Radiator	60%			2030	* *	1	\$3,100	B
Under Construction	40%							D
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		B
Distribution								
Chilled Wtr Pipe/Pump	100%			2035	* *	4	\$800	B
Terminal Devices								
Under Construction	100%							D
Ventilation								
Distribution								
Under Construction	100%							D

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM 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 Code
Ventilation									
	Exhaust Fans								
	Under Construction	100%							D
Plumbing									
	H/C Water Piping								
	Under Construction	100%							D
	Water Heater								
	Under Construction	100%							D
	HW Heat Exchanger								
	Under Construction	100%							D
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2025	\$10,500	4	\$2,500	B
	Sewage Ejector(s)								
	Electric	100%			2025	\$10,500	4	\$2,500	B
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Sprinkler								
	No Component	70%							D
	Generic	30%			2025	\$53,400	1-2	\$1,400	B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$95,100	\$94,000
Interior Architecture		\$63,500
Electrical		\$51,900
Mechanical		\$502,500
Total	\$95,100	\$711,900
Priority A	\$95,100	\$94,000
Priority B		\$554,400
Priority C		\$63,500
Total	\$95,100	\$711,900

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$6,200		\$7,300	
Interior Architecture	\$65,500	\$5,100	\$14,800	\$1,800
Electrical	\$4,400	\$400	\$400	\$600
Mechanical	\$10,100	\$8,100	\$7,400	\$8,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$90,200	\$17,500	\$33,800	\$14,300
Priority A	\$6,200		\$7,300	
Priority B	\$45,500	\$14,000	\$18,700	\$12,500
Priority C	\$38,400	\$3,500	\$7,900	\$1,800
Total	\$90,200	\$17,500	\$33,800	\$14,300



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 Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM MAIN AQUARIUM
Asset # : 2356

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick Cavity	75%	Now	\$95,100	LIFE	* *	5	\$26,800	A
	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	\$10,700	A
	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	A
Stucco Cement	7%			2038	* *	5	\$6,200	A
Window Wall	5%			2035	* *	5	\$6,700	A
Windows								
Aluminum	25%			2041	* *	5	\$400	A
Glass Block	75%			LIFE	* *	5	\$1,400	A
Parapets								
Metal: Cage/Fence	10%			2038	* *	5-10	\$2,300	A
	Deteriorated Finish, Extent : Moderate, Area Affected : 15%							
	Location : Perimeter Wood Handrail Under Canopy Structure							
No Component	90%							D
Roof								
Built-Up (BUR)	60%			2025	\$94,000	10	\$21,700	A
Plaza Roof: Stone Panels	30%			2045	* *			A
Not Accessible	10%							D
	Other Observation, Extent : Light, Area Affected : 0%							
	Location :							
	Explanation : Fabric Canopy Structure							
Interior								
Floors								
Carpet	50%			2024	\$190,600	3	\$23,600	C
Cast in Place Concrete	5%			LIFE	* *	5	\$6,900	C
Ceramic Tile	5%			2034	* *	5	\$1,600	C
Panel/Paver: Cer/Brk	10%			2047	* *	5	\$7,100	C
	Other Observation, Extent : Light, Area Affected : 10%							
	Location : Gift Shop							
	Explanation : New Clay Tile							
Terrazzo	5%			LIFE	* *	5	\$2,500	C
Vinyl Tile	25%			2025	\$63,500	3	\$3,900	C

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM MAIN AQUARIUM
Asset # : 2356

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

Interior

Interior Walls

Cast in Place Concrete	10%	Now	\$4,200	LIFE	* *			C
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Water Penetration, Extent : Moderate, Area Affected : 5%

Location : Boiler Room Foundation Wall

Concrete Masonry Unit	25%			LIFE	* *	5	\$7,100	C
Fabric on Framing	25%			2026	* *	5	\$4,400	C
Glass: Single Pane	5%			LIFE	* *	5	\$2,700	C
Gypsum Board	15%			LIFE	* *	5-10	\$9,000	C
Masonry: Brick	5%			LIFE	* *	10	\$500	C
SGFT/Glazed Masonry	5%			LIFE	* *	10	\$900	C
Wood	10%			LIFE	* *	5	\$28,300	C

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

Location : Gift Shop

Explanation : Laminated Decorative Panels

Ceilings

AcousTile,Adhered	15%			2030	* *	5	\$4,700	B
AcousTileConcealSpLn	35%			2038	* *	5	\$13,800	B
AcousTileSusp.Lay-In	10%			2042	* *	5	\$3,200	B
Exposed Concrete	20%	Now	\$19,200	LIFE	* *	5	\$1,000	B

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	\$15,800	B
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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 Code

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2055	* *	5	\$100	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 2000 Amps

Switchgear / Switchboard

Molded Case Bkrs	100%			2055	* *	5	\$600	B
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Raceway

Conduit	65%			2025	\$16,100	1		B
Conduit	5%			2045	* *	1		B
Conduit	30%			2055	* *	1		B

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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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Panelboards								
Molded Case Bkrs	65%			2024	\$14,900	5	\$400	B
Molded Case Bkrs	5%			2041	* *	5		B
Molded Case Bkrs	30%			2050	* *	5	\$200	B
Wiring								
Thermoplastic	65%			2025	\$17,200	1		B
Thermoplastic	5%			2045	* *	1		B
Thermoplastic	30%			2055	* *	1		B
Motor Controllers								
Locally Mounted	70%			2023	\$11,100	5	\$100	B
Locally Mounted	20%	0-2	\$3,200	2045	* *	5		B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Locally Mounted	10%			2045	* *	5		B
Ground								
Grounding Devices								
Generic	100%	0-2	\$900	LIFE	* *	5	\$300	B
<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%							D
Generators								
Under Construction	100%							D
Batteries								
Under Construction	100%							D
Fuel Storage								
Under Construction	50%							D
Under Construction	50%							D
Lighting								
Interior Lighting								
Fluorescent	50%			2033	* *	10	\$9,700	B
<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	\$51,900	2	\$200	B
Egress Lighting								
Emergency, Battery	50%			2025	\$3,600	10	\$2,500	B
Exit, Service	50%			2025	\$1,500	1		B
Exterior Lighting								
HID	100%			2025	\$7,700	10	\$100	B
Alarm								
Security System								
No Component	60%							D
Generic	40%			2033	* *	1	\$3,300	B

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

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

Alarm

Fire/Smoke Detection

No Component

25%

Generic, Digital

75%

2035

* *

D

B

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

Heating

Energy Source

Natural Gas

100%

2035

* *

1

B

Conversion Equipment

Steam Boiler

100%

2030

* *

1

\$20,900

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

2035

* *

4

\$1,000

B

*Corroded, Extent : Moderate, Area Affected : 5%**Location : Pipes In The Boiler Room*

Terminal Devices

Air Handler

40%

2025

\$43,000

1

\$5,200

B

Convactor/Radiator

60%

2030

* *

1

\$4,100

B

Air Conditioning

Energy Source

Electricity

100%

2041

* *

1

B

Conversion Equipment

Int Pkg Unit - Cooling

20%

2023

\$51,400

2

\$300

B

Ext Pkg Unit - Cooling

80%

2025

\$231,200

2

\$1,000

B

Heat Rejection

Remote Air Cond

100%

2025

\$119,200

2

\$14,700

B

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$18,600

B

Exhaust Fans

Interior

100%

2025

\$57,700

2

\$600

B

Plumbing

H/C Water Piping

Galv Iron/Steel

100%

2030

* *

1

B

Water Heater

Gas Fired

100%

2024

\$4,600

2

\$300

B

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Boiler Room*

HW Heat Exchanger

Low Temp

100%

2051

* *

4

\$2,100

B

*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 Code
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2033	* *	4	\$2,500	B
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
	Pool Filter/Treatment								
	Sand	100%			2030	* *	4	\$5,200	B
	Sewage Ejector(s)								
	Electric	100%			2025	\$10,500	4	\$2,500	B
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Backflow Preventer								
	Generic	100%			2030	* *	1	\$1,300	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C
		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 : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

Asset Name : NY AQUARIUM PUMP HOUSE
Address : BOARDWALK & W.8TH ST. SURF AVENUE & W. 8TH ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0009.130 / 2344 **Yr Built/Renovated** : 1984 /
Area Sq Ft : 2,300 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 08-Apr-2009 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 8698 **Lot** : 1 **BIN** : 3245160

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$84,200
Electrical	\$97,900	\$50,300
Mechanical		\$46,100
Total	\$97,900	\$180,600
Priority A		\$84,200
Priority B	\$97,900	\$96,400
Total	\$97,900	\$180,600

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$31,500			
Interior Architecture				
Electrical	\$18,600		\$24,900	
Mechanical	\$100	\$1,300	\$100	\$100
Total	\$50,300	\$1,300	\$25,000	\$100
Priority A	\$31,500			
Priority B	\$18,700	\$1,300	\$25,000	\$100
Priority C				
Total	\$50,300	\$1,300	\$25,000	\$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
NY AQUARIUM PUMP HOUSE
Asset # : 2344

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

Exterior

Exterior Walls

Cast in Place Concrete	15%	Now	\$5,600	LIFE	* *	5	\$5,200	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Concrete Masonry Unit	85%			LIFE	* *	5	\$3,700	A
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Windows

Metal Louvers	100%			2023	\$84,200	10	\$18,600	A
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Roof

Modified Bitumen	100%	Now	\$25,900	2030	* *			A
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 75%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over First Floor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Covered With Sand</i>								

Interior

Floors

Cast in Place Concrete	100%			LIFE	* *	5	\$10,600	C
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Interior Walls

Cast in Place Concrete	75%			LIFE	* *			C
Concrete Masonry Unit	25%			LIFE	* *	5	\$900	C

Ceilings

Exposed Concrete	100%			LIFE	* *	5	\$800	B
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Pump Area</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2020	\$10,200	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Ratings</i>								

Transformers

Dry Type	100%			2018	\$14,200	5		B
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Switchgear / Switchboard

Fused Disc Sw	100%			2020	\$50,300	5		B
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Raceway

Conduit	100%			2020	\$3,800	1		B
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Panelboards

Molded Case Bkrs	100%			2019	\$55,100	5	\$100	B
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Wiring

Thermoplastic	100%			2020	\$3,600	1		B
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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 PUMP HOUSE
Asset # : 2344

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

Under 600 Volts

Motor Controllers

Locally Mounted

20%

2018

\$10,700

5

B

Motor Control Center

80%

2018

\$42,800

5

\$100

B

Lighting

Interior Lighting

Fluorescent

80%

2016

\$14,000

10

\$2,400

B

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

HID

20%

2016

\$2,300

10

B

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

Heating

Energy Source

Electricity

100%

2040

* *

1

B

Terminal Devices

Fan Coil Unit/Heat

100%

2025

\$46,100

1

\$1,100

B

Ventilation

Exhaust Fans

Wall Unit

100%

2020

\$4,700

2

\$100

B

Plumbing

H/C Water Piping

Galv Iron/Steel

100%

2033

* *

1

B

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

B

Sump Pump(s)

Rigid Piping

100%

2025

\$10,500

4

\$2,500

B

Pool Filter/Treatment

Sand

100%

2033

* *

4

\$1,200

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Intake From Ocean**Explanation : Salt Water 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.*

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$184,900	\$184,900
Mechanical			\$98,100
Total		\$184,900	\$283,100
Priority A		\$184,900	\$184,900
Priority B			\$98,100
Total		\$184,900	\$283,100

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$41,500			
Interior Architecture	\$32,600			
Mechanical	\$500	\$1,700	\$2,600	\$1,000
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$82,500	\$9,600	\$10,400	\$8,900
Priority A	\$41,500			
Priority B	\$21,900	\$9,600	\$10,400	\$8,900
Priority C	\$19,100			
Total	\$82,500	\$9,600	\$10,400	\$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.

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 Code
Exterior								
Exterior Walls								
Cast in Place Concrete	70%			LIFE	* *	5	\$369,900	A
Concrete Masonry Unit	30%			LIFE	* *	5	\$19,800	A
Parapets								
Cast in Place Concrete	100%			LIFE	* *	5	\$63,100	A
Roof								
Not Accessible	70%							D
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Covered With Dirt And Vegetation</i>							
Under Construction	30%							D
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$13,500	C
Under Construction	90%							D
Interior Walls								
Concrete Masonry Unit	30%			LIFE	* *	5	\$24,700	C
Under Construction	70%							D
Ceilings								
Exposed Concrete	40%			LIFE	* *	5-10	\$15,400	B
Under Construction	60%							D

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Under Construction	100%							D
Transformers								
Under Construction	100%							D
Switchgear / Switchboard								
Under Construction	100%							D
Raceway								
Under Construction	100%							D
Panelboards								
Under Construction	100%							D
Wiring								
Under Construction	100%							D
Motor Controllers								
Under Construction	100%							D
Ground								
Grounding Devices								
Under Construction	100%							D
Stand-by Power								
Transfer Switches								
Under Construction	100%							D

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
Stand-by Power									
	Generators								
	Under Construction	100%							D
	Batteries								
	Under Construction	100%							D
	Fuel Storage								
	Under Construction	100%							D
Lighting									
	Interior Lighting								
	Under Construction	100%							D
	Egress Lighting								
	Under Construction	100%							D
Lightning Protection									
	Arresters/Cabling								
	Under Construction	100%							D
Alarm									
	Security System								
	Under Construction	100%							D
	Fire/Smoke Detection								
	Under Construction	100%							D

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%			2024	\$98,100	4	\$1,500	B
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Main Aquarium							
		Explanation : Hot Water Supplied From Main Bldg							
Terminal Devices									
	Under Construction	100%							D
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Throughout							
		Explanation : Replacing Equipment Damaged By Sandy							
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	* *	1		B
	Conversion Equipment								
	Under Construction	100%							D
	Distribution								
	Under Construction	100%							D
	Terminal Devices								
	Under Construction	100%							D
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 Code
Ventilation									
	Distribution								
	Under Construction	100%							D
	Exhaust Fans								
	Under Construction	100%							D
Plumbing									
	H/C Water Piping								
	Under Construction	100%							D
	Water Heater								
	Electric	100%			2025	\$3,000	4	\$200	B
	Recent Installation, Extent : Light, Area Affected : 100% Location : 1st Floor								
	HW Heat Exchanger								
	Low Temp	100%			2035	* *	4	\$2,000	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2025	\$10,500	4	\$2,500	B
	Pool Filter/Treatment								
	Sand	100%			2030	* *	4	\$5,100	B
	Sewage Ejector(s)								
	Electric	100%			2025	\$10,500	4	\$2,500	B
Vertical Transport									
	Elevators								
	Under Construction	100%							D

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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**

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$33,100	\$1,300	\$22,700	
Interior Architecture	\$32,500		\$3,100	\$1,700
Mechanical	\$6,600	\$1,200	\$2,300	\$1,200
Total	\$72,300	\$2,500	\$28,100	\$2,900
Priority A	\$33,100	\$1,300	\$22,700	
Priority B	\$6,600	\$1,200	\$2,300	\$1,200
Priority C	\$32,500		\$3,100	\$1,700
Total	\$72,300	\$2,500	\$28,100	\$2,900



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM 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 Code
Exterior									
Exterior Walls									
	Concrete Masonry Unit	30%			LIFE	* *	5	\$6,600	A
		Repairs in Progress, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Window Wall	20%			2045	* *	5	\$13,200	A
		Repairs in Progress, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Wood	50%			2038	* *	5	\$44,200	A
		Repairs in Progress, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Windows									
	Aluminum	100%			2047	* *	5	\$2,600	A
		Repairs in Progress, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Parapets									
	Concrete Masonry Unit	90%			LIFE	* *	5-10	\$34,000	A
		Repairs in Progress, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Metal Panel	5%			2051	* *	5	\$1,300	A
		Repairs in Progress, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Pre-Cast Concrete	5%			LIFE	* *	5	\$4,300	A
		Repairs in Progress, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Roof									
	Cement-Fiber Panel	5%			2038	* *	5	\$1,200	A
		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	A
		Repairs in Progress, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Single Ply Membrane	70%			2033	* *	10	\$24,100	A
Interior									
Floors									
	Ceramic Tile	30%			2038	* *	5	\$6,200	C
	Vinyl Tile	65%	Now	\$32,500	2030	* *	3	\$5,000	C
		Adhesion Failure, Extent : Moderate, Area Affected : 25%							
		Location : Eating Area							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Eating Area							
	Under Construction	5%							D

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

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

Interior

Interior Walls

Under Construction	5%							D
Under Construction	25%							D
Under Construction	70%							D

Ceilings

Under Construction	15%							D
Under Construction	5%							D
Under Construction	80%							D

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

Under 600 Volts

Service Equipment

Under Construction	100%							D
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Switchgear / Switchboard

Under Construction	100%							D
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Raceway

Under Construction	100%							D
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Panelboards

Under Construction	100%							D
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Wiring

Under Construction	100%							D
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Motor Controllers

Under Construction	100%							D
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Ground

Grounding Devices

Under Construction	100%							D
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Lighting

Interior Lighting

Under Construction	100%							D
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Egress Lighting

Under Construction	100%							D
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Alarm

Security System

Under Construction	100%							D
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Fire/Smoke Detection

Under Construction	100%							D
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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 Code

Heating

Energy Source

Natural Gas	100%			2051	**	1		B
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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 Code
Heating									
	Conversion Equipment								
	Furnace	100%			2030	* *	1	\$6,800	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : 1 Unit							
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	1		B
	Conversion Equipment								
	Ext Pkg Unit - Cooling	100%			2030	* *	2	\$800	B
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$12,200	B
	Exhaust Fans								
	Interior	100%			2030	* *	2	\$400	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	* *	1		B
	Water Heater								
	Gas Fired	100%	Now	\$900	2023	\$3,000	2	\$200	B
		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		B
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Sprinkler								
	Generic	100%			2035	* *	1-2	\$3,900	B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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**

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$1,600			
Interior Architecture	\$4,800			
Electrical				
Mechanical	\$100		\$6,100	
Total	\$6,600		\$6,100	
Priority A	\$1,600			
Priority B	\$900		\$6,100	
Priority C	\$4,000			
Total	\$6,600		\$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 Code

Exterior

Exterior Walls

Alum/Vinyl Siding

20%

2045

* *

10

A

Stucco Cement

20%

Now

\$600

2042

* *

5

A

*Vertical Cracks, Extent : Severe, Area Affected : 25%**Location : Throughout*

No Component

60%

D

Windows

Metal Louvers

10%

2028

* *

10

A

No Component

90%

D

Roof

Modified Bitumen

20%

0-2

\$1,100

2035

* *

A

*Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%**Location : Rooftop Of Stadium Pump Room**Worn/Eroded, Extent : Moderate, Area Affected : 40%**Location : Rooftop Of Stadium Pump Room*

No Component

80%

D

Interior

Floors

Cast in Place Concrete

10%

LIFE

* *

5

\$300

C

Steel Plate

75%

0-2

\$3,800

LIFE

* *

1

C

*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

C

Interior Walls

Cast in Place Concrete

5%

LIFE

* *

10

\$100

C

Concrete Masonry Unit

5%

LIFE

* *

5

C

No Component

90%

D

Ceilings

Exposed Struc: Steel

90%

LIFE

* *

10

\$700

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Bleachers**Explanation : This Is The Structural Component Of The Bleachers*

Gypsum Board

10%

LIFE

* *

5-10

\$100

B

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

Under 600 Volts

Raceway

Conduit

50%

2035

* *

1

B

Conduit

50%

2055

* *

1

B

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
Under 600 Volts								
Panelboards								
Molded Case Bkrs	50%			2033	* *	5		B
Molded Case Bkrs	50%			2050	* *	5		B
Wiring								
Thermoplastic	50%			2035	* *	1		B
Thermoplastic	50%			2055	* *	1		B
Motor Controllers								
Locally Mounted	100%			2045	* *	5		B
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	30%			2035	* *	10	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room								
Explanation : T-8 Lamps								
HID	70%			2035	* *	10		B
Egress Lighting								
Exit, Service	100%			2025	\$100	1		B
Exterior Lighting								
HID	100%			2030	* *	10		B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Electricity	100%			2035	* *	1		B
Terminal Devices								
Fan Coil Unit/Heat	100%			2025	\$5,500	1	\$100	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	Now	\$100	2030	* *	1		B
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Pool Filter/Treatment								
Sand	100%			2038	* *	4	\$12,200	B
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 : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$131,300	\$204,200
Interior Architecture	\$908,000	\$123,300
Electrical		\$539,800
Mechanical	\$86,700	
Total	\$1,126,100	\$867,300
Priority A	\$131,300	\$204,200
Priority B	\$86,700	\$590,200
Priority C	\$908,000	\$72,900
Total	\$1,126,100	\$867,300

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$2,900		\$8,000	
Interior Architecture			\$2,800	
Electrical	\$7,200	\$2,500	\$11,700	\$2,100
Mechanical	\$21,000	\$11,400	\$33,900	\$13,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$35,100	\$17,900	\$60,300	\$19,300
Priority A	\$2,900		\$8,000	
Priority B	\$32,200	\$17,900	\$49,500	\$19,300
Priority C			\$2,800	
Total	\$35,100	\$17,900	\$60,300	\$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
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 Code
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	* *	5	\$11,800	A
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : New Kiosk Entrance								
	Explanation : Recent Construction								
	Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$18,400	A
	Masonry: Brick	53%			LIFE	* *	5	\$25,000	A
	Masonry: Brick	25%			LIFE	* *	5	\$11,800	A
	Masonry: Brownstone	5%			LIFE	* *	5	\$1,800	A
	Stucco Cement	5%			2036	* *	5	\$5,900	A
	Window Wall	2%			2053	* *	5	\$3,500	A
Windows									
	Aluminum	100%			2045	* *	5	\$9,500	A
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$1,300	A
	Masonry: Brick	70%			LIFE	* *	5	\$2,300	A
	Masonry: Brick	20%			LIFE	* *	5	\$700	A
	Masonry: Brownstone	5%			LIFE	* *	5	\$400	A
Roof									
	Copper/Terne	5%			2051	* *	10	\$11,100	A
	IRMA/Protected Membrane	25%	Now	\$50,200	2023	\$167,500			A
	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	A
	Modified Bitumen	3%			2033	* *	10	\$2,700	A
	Skylight, Metal/Glass	3%			2043	* *	10	\$8,900	A
	Slate	57%	Now	\$81,100	LIFE	* *			A
	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 Code
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$24,300	C
Vinyl Tile	20%			2018	\$179,000	3	\$8,300	C
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Corridors								
Explanation : 9x9 Units								
Wood	70%	Now	\$729,000	2038	* *	5	\$72,900	C
Poor Subfloor Evident, Extent : Severe, Area Affected : 25%								
Location : Various Room In Exhibit Space								
Split/Cracked, Extent : Severe, Area Affected : 25%								
Location : Exhibit Space								
Interior Walls								
Gypsum Board	15%			LIFE	* *	5	\$7,400	C
Masonry: Brick	10%			LIFE	* *			C
Plaster	75%			LIFE	* *	5	\$18,500	C
Ceilings								
Embossed Metal	15%			LIFE	* *	5	\$7,300	B
Gypsum Board	10%			LIFE	* *	5	\$13,500	B
Plaster	70%			LIFE	* *	5	\$47,100	B
Plaster	5%			LIFE	* *	5	\$3,400	B
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stair B								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stair B								

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2033	* *	5	\$300	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated @ 3000 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2033	* *	5	\$300	B
	Raceway								
	Conduit	100%			2033	* *	1		B
	Panelboards								
	Molded Case Bkrs	100%			2031	* *	5	\$1,900	B
	Wiring								
	Braided Cloth	15%	2-4	\$4,200	2048	* *	1		B
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Thermoplastic	85%			2033	* *	1		B

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2021	\$32,400	5	\$200	B
Locally Mounted	50%			2040	* *	5	\$200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,000	B
Lighting								
Interior Lighting								
Fluorescent	25%			2023	\$64,900	10	\$17,000	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : T-12 Lamps							
Fluorescent	35%			2023	\$90,800	10	\$23,800	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Corridors And Offices							
	Explanation : Compact Fluorescent Lamps							
Incandescent	40%			2023	\$103,800	2	\$700	B
Egress Lighting								
Emergency, Battery	50%			2028	* *	10	\$9,000	B
Exit, LED	50%			2051	* *	1		B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2038	* *	5	\$900	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Roof							
	Explanation : Copper							
Alarm								
Security System								
No Component	70%							D
Generic	30%			2031	* *	1	\$7,900	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Public Spaces							
	Explanation : CCTV Surveillance System							
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2023	\$207,100	1-3	\$13,000	B
	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 Code
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		B

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
Heating									
	Conversion Equipment								
	Steam Boiler	100%	Now	\$17,100	2028	* *	1	\$66,100	B
		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	B
	Steam Piping/Pump	10%			2043	* *	4	\$400	B
Terminal Devices									
	Convactor/Radiator	100%			2036	* *	1	\$24,000	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		B
	Conversion Equipment								
	Window/Wall Unit	60%			2018	\$86,700	1		B
	No Component	40%							D
Ventilation									
	Exhaust Fans								
	Roof	2%			2028	* *	2		B
	No Component	98%							D
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	* *	1		B
	Water Heater								
	Electric	100%			2022	\$10,900	4	\$400	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2018	\$10,500	4	\$1,600	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-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.*

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 Code
Fire Suppression									
Standpipe									
	Generic	100%			2033	* *	1-5	\$37,400	B
Sprinkler									
	No Component	90%							D
	Generic	10%			2033	* *	1-2	\$2,100	B

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

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

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$332,100	\$2,704,400
Interior Architecture	\$39,600	\$55,100
Electrical		\$355,200
Total	\$371,700	\$3,114,700
Priority A	\$332,100	\$2,704,400
Priority B		\$355,200
Priority C	\$39,600	\$55,100
Total	\$371,700	\$3,114,700

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$24,100			
Interior Architecture	\$29,100	\$8,600		\$7,200
Electrical	\$25,500	\$2,700	\$2,900	\$2,500
Mechanical	\$7,400	\$6,300	\$9,400	\$4,400
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$100,900	\$32,500	\$27,100	\$28,800
Priority A	\$24,100			
Priority B	\$73,900	\$23,900	\$27,100	\$21,700
Priority C	\$2,900	\$8,600		\$7,200
Total	\$100,900	\$32,500	\$27,100	\$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
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 Code
Exterior									
Exterior Walls									
	Masonry: Granite	5%			LIFE	**	5	\$1,400	A
	Masonry: Limestone	95%	2-4	\$216,600	LIFE	**	5	\$25,800	A
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	A
	Wood	97%	Now	\$115,500	2020	\$2,309,000	5	\$395,400	A
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	A
Staining/Discoloring, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Roof									
	Clay Tile	100%	Now	\$24,100	2031	**			A
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	\$228,200	3	\$25,800	C
	Cast in Place Concrete	5%			LIFE	**	5	\$4,200	C
	Ceramic Tile	5%			2030	**	5	\$1,900	C
	Marble Panels	15%			LIFE	**	5	\$4,300	C
	Sheet Vinyl/Rubber	10%			2026	**	5	\$5,700	C
	Wood	20%			2049	**	5	\$14,300	C

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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 Code
Interior								
Interior Walls								
Gypsum Board	85%	Now	\$39,600	LIFE	* *	5	\$55,100	C
	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	* *			C
Granite Panels	5%			LIFE	* *			C
Wood	5%			LIFE	* *	5	\$21,600	C
Ceilings								
AcousTileSusp.Lay-In	70%	Now	\$12,700	2034	* *	5	\$15,000	B
	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	\$13,600	LIFE	* *	5	\$16,100	B
	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	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2041	* *	5	\$100	B
		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	B
Raceway									
	Conduit	100%			2041	* *	1		B
Panelboards									
	Molded Case Bkrs	100%			2037	* *	5	\$700	B
Wiring									
	Thermoplastic	100%			2041	* *	1		B
Motor Controllers									
	Locally Mounted	100%			2034	* *	5	\$200	B
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	B

Lighting

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Estimates are rounded to the nearest hundred dollars.

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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 Code
Lighting									
Interior Lighting	Fluorescent	55%			2026	* *	10	\$12,900	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
Fluorescent	Fluorescent	15%			2026	* *	10	\$3,500	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Some Areas							
		Explanation : T-5 Lamps							
Fluorescent	Fluorescent	15%			2026	* *	10	\$3,500	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Some Areas							
		Explanation : Compact Fluorescent Lights							
Incandescent	Incandescent	15%			2021	\$17,600	2	\$100	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Exhibit Area							
		Explanation : Track Lights							
Egress Lighting									
Emergency, Battery	Emergency, Battery	50%			2026	* *	10	\$3,100	B
	Exit, LED	50%			2049	* *	1		B
Exterior Lighting									
Incandescent	Incandescent	20%			2021	\$2,300	2		B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Front Entrance							
		Explanation : 2 Incandescent Lights Only							
No Component		80%							D
Alarm									
Security System	Generic	100%			2021	\$80,300	1	\$9,500	B
		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	Generic	100%			2021	\$274,900	1-3	\$15,700	B
		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 Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Natural Gas	100%			2031	* *	1		B

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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 Code
Heating								
Conversion Equipment								
Hot Water Boiler	100%			2026	* *	1	\$12,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 5 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2029	* *	4	\$1,900	B
Terminal Devices								
Air Handler	50%			2026	* *	1	\$7,900	B
Fan Coil Unit/Heat	50%			2026	* *	1	\$4,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		B
Conversion Equipment								
Reciprocating	80%			2026	* *	1	\$9,500	B
Compr/Chiller								
No Component	20%							D
Distribution								
Chilled Wtr Pipe/Pump	80%			2041	* *	4	\$1,500	B
No Component	20%							D
Terminal Devices								
Air Handler/Cool/Ht	40%			2026	* *	1	\$6,300	B
Fan Coil - Cooling	40%			2026	* *	1	\$3,300	B
No Component	20%							D
Heat Rejection								
Evap Condenser	80%			2026	* *	2	\$14,200	B
No Component	20%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,200	B
Exhaust Fans								
Interior	100%			2026	* *	2	\$800	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	* *	1		B
Water Heater								
Gas Fired	100%			2020	\$6,200	2	\$400	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Sewage Ejector(s)								
Electric	100%			2021	\$11,500	4	\$2,500	B
Fixtures								
Generic	100%							B
Vertical Transport								

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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 Code
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		C
Other Observation, Extent : Light, Area Affected : 100%									
Location : (1) B-4 (1) 4-5 (1) I- M									
Explanation : 3 Units									

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Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

Asset Name : QUEENS BOTANICAL GARDEN ADMINISTRATION 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 : 25-Feb-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 5107 **Lot** : 200 **BIN** : 4439682

CAPITAL**Total**

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$11,100		\$7,600	\$12,400
Interior Architecture		\$200		\$500
Electrical	\$200	\$200	\$200	\$400
Mechanical	\$4,700	\$2,300	\$5,900	\$2,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$19,900	\$6,500	\$17,700	\$19,500
Priority A	\$11,100		\$7,600	\$12,400
Priority B	\$8,800	\$6,400	\$10,100	\$7,100
Priority C		\$200		
Total	\$19,900	\$6,500	\$17,700	\$19,500



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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN ADMINISTRATION 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 Code
Exterior								
Exterior Walls								
Cast in Place Concrete	35%			LIFE	**	5	\$19,300	A
Metal Panel	10%			2048	**	5-10	\$7,600	A
Window Wall	10%			2048	**	5	\$4,100	A
Wood	45%			2039	**	5	\$24,900	A
Windows								
Aluminum	100%	Now	\$11,100	2044	**	5	\$1,400	A
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Explanation : Shading Devices Are Deteriorating								
Parapets								
Cast in Place Concrete	50%			LIFE	**	5		A
Metal Panel	25%			2048	**	5		A
Metal Rail	15%			2039	**	5-10		A
Pre-Cast Concrete	10%			LIFE	**	5		A
Roof								
Cast in Place Concrete	25%			LIFE	**			A
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Over Auditorium								
Explanation : Green Roof With Vegetation								
IRMA/Protected Membrane	30%			2030	**	10	\$4,800	A
IRMA/Protected Membrane	5%			2030	**	10	\$800	A
Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
Location : Over Auditorium Wing								
Single Ply Membrane	35%			2030	**	10	\$5,600	A
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	\$10,600	A
Interior								
Floors								
Carpet	5%			2023	\$3,600	3	\$500	C
Cast in Place Concrete	90%			LIFE	**	5	\$11,900	C
Ceramic Tile	5%			2035	**	5	\$300	C
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$400	C
Concrete Masonry Unit	50%			LIFE	**	5	\$1,400	C
Gypsum Board	40%			LIFE	**	5	\$1,700	C
Wood	5%			LIFE	**	5	\$1,400	C
Ceilings								
AcousTileSusp.Lay-In	15%			2039	**	5	\$900	B
Exposed Concrete	50%			LIFE	**	5	\$500	B
Gypsum Board	35%			LIFE	**	5	\$2,600	B

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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
QUEENS BOTANICAL GARDEN ADMINISTRATION 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 Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2048	* *	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : 2000 Amps									
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2048	* *	5	\$100	B
	Raceway								
	Conduit	100%			2048	* *	1		B
	Panelboards								
	Molded Case Bkrs	100%			2044	* *	5	\$400	B
	Wiring								
	Thermoplastic	100%			2048	* *	1		B
	Motor Controllers								
	Locally Mounted	100%			2039	* *	5	\$100	B
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : Water Main									
Lighting									
	Interior Lighting								
	Fluorescent	100%			2030	* *	10	\$14,700	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : T-5 Lamps & Compact Bulbs									
	Egress Lighting								
	Exit, LED	100%			2057	* *	1		B
	Exterior Lighting								
	HID	100%			2030	* *	10		B
Alarm									
	Security System								
	No Component	90%							D
	Generic	10%			2030	* *	1	\$600	B
	Fire/Smoke Detection								
	No Component	90%							D
	Generic	10%			2030	* *	1-3	\$1,000	B
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Electricity	100%			2048	* *	1		B

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN ADMINISTRATION 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 Code
Heating								
Conversion Equipment								
Heat Pump	100%			2026	**	2	\$4,900	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 8 Units								
Distribution								
Hot Wtr Piping/Pump	100%			2044	**	4	\$1,200	B
Terminal Devices								
Air Handler	80%			2030	**	1	\$7,900	B
Fan Coil Unit/Heat	20%			2030	**	1	\$1,000	B
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		B
Conversion Equipment								
Heat Pump	100%			2026	**	2	\$1,000	B
Distribution								
Chilled Wtr Pipe/Pump	100%			2048	**	4	\$1,200	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	**	1	\$9,900	B
Heat Rejection								
Geothermal	100%			2057	**	1		B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,900	B
Exhaust Fans								
Interior	100%			2030	**	2	\$500	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	**	1		B
Water Heater								
Electric	100%			2020	\$2,400	4	\$100	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2030	**	4	\$1,600	B
Backflow Preventer								
Generic	100%			2030	**	1	\$1,000	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			C
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 ADMINISTRATION 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 Code
Fire Suppression									
Sprinkler									
	Generic	100%			2048	* *	1-2	\$4,500	B

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

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 : 25-Feb-2011 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5107 **Lot** : 200 **BIN** : 4439683

CAPITAL**Total**

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture		\$100		
Interior Architecture	\$500		\$200	\$200
Electrical	\$900	\$15,700		
Mechanical	\$200	\$12,100	\$1,100	\$200
Total	\$1,600	\$27,800	\$1,400	\$500
Priority A		\$100		
Priority B	\$1,200	\$27,800	\$1,200	\$300
Priority C	\$500		\$200	\$200
Total	\$1,600	\$27,800	\$1,400	\$500



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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN EDUCATION BLDG
Asset # : 2235

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

Exterior

Exterior Walls								
Masonry: Brick	10%			LIFE	**	5	\$800	A
Stucco Cement	90%			2035	**	5	\$17,600	A
Windows								
Aluminum	100%			2030	**	5	\$1,500	A
Parapets								
Metal Panel	5%			2042	**	5	\$100	A
Stucco Cement	95%			2035	**	5	\$1,600	A
Roof								
Asphalt Shingle	15%			2025	\$3,700	10	\$200	A
Built-Up (BUR)	85%			2022	\$28,100	10	\$6,500	A

Interior

Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$900	C
Ceramic Tile	5%			2031	**	5	\$200	C
Vinyl Tile	45%			2027	**	3	\$700	C
Vinyl Tile	40%			2022	\$12,600	3	\$800	C
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$400	C
Concrete Masonry Unit	25%			LIFE	**	5	\$800	C
Gypsum Board	70%			LIFE	**	5	\$3,200	C
Ceilings								
Exposed Concrete	10%			LIFE	**	5	\$100	B
Gypsum Board	90%			LIFE	**	5	\$4,600	B

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

Under 600 Volts

Service Equipment								
Fused Disc Sw	100%			2022	\$1,600	5		B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 200 Amps								
Switchgear / Switchboard								
Fused Disc Sw	100%			2022	\$15,100	5		B
Raceway								
Conduit	45%			2022	\$2,700	1		B
Conduit	50%			2042	**	1		B
Conduit	5%			2048	**	1		B
Panelboards								
Molded Case Bkrs	45%			2021	\$5,200	5		B
Molded Case Bkrs	50%			2038	**	5		B
Molded Case Bkrs	5%			2038	**	5		B

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN 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 Code
Under 600 Volts									
Wiring									
	Thermoplastic	75%			2042	* *	1		B
	Thermoplastic	25%			2042	* *	1		B
Motor Controllers									
	Locally Mounted	100%			2020	\$5,300	5		B
Ground									
Grounding Devices									
	Generic	100%	0-2	\$900	LIFE	* *	5		B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Water Main									
Explanation : Corroded									
Lighting									
Interior Lighting									
	Fluorescent	100%			2017	\$12,900	10	\$2,400	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Using T-12 Lamps									
Egress Lighting									
	Emergency, Service	5%			2017		1		B
	Exit, Service	95%			2017	\$300	1		B
Exterior Lighting									
	HID	100%			2030	* *	10		B
Lightning Protection									
Arresters/Cabling									
	Generic	100%			2025	\$600	5	\$100	B
Alarm									
Security System									
	No Component	90%							D
	Generic	10%			2022	\$800	1	\$100	B

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Natural Gas	100%			2032	* *	1		B
	Conversion Equipment								
	Hot Water Boiler	100%			2035	* *	1	\$1,300	B
	Distribution								
	Hot Wtr Piping/Pump	100%			2030	* *	4	\$100	B
	Terminal Devices								
	Convactor/Radiator	100%			2020	\$23,400	1	\$900	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2030	* *	1		B
	Conversion Equipment								
	Ext Pkg Unit - Cooling	100%			2017	\$11,400	2	\$200	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN EDUCATION BLDG

Asset # : 2235

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2	\$3,400	B
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2032	* *	1		B
Water Heater									
	Electric	100%			2017	\$400	4		B
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		B
Fixtures									
	Generic	100%							B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 : 25-Feb-2011 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5107 **Lot** : 200 **BIN** : 4518264

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$232,700	\$110,100
Total	\$232,700	\$110,100
Priority A	\$232,700	\$110,100
Total	\$232,700	\$110,100

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$36,500			
Interior Architecture	\$28,700			
Electrical		\$7,400		
Mechanical	\$400	\$3,600	\$100	\$100
Total	\$65,600	\$10,900	\$100	\$100
Priority A	\$36,500			
Priority B	\$400	\$10,900	\$100	\$100
Priority C	\$28,700			
Total	\$65,600	\$10,900	\$100	\$100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
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 Code
Exterior								
Exterior Walls								
Stucco Cement	15%	Now	\$3,500	2027	**	5	\$800	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Building Base							
	Staining/Discoloring, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Window Wall	85%	Now	\$33,000	2032	**	5	\$6,800	A
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Windows								
Aluminum	95%	Now	\$49,500	2047	**	5	\$600	A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Metal Louvers	5%			2031	**	10	\$400	A
Roof								
Sloped Glazing	100%	Now	\$183,300	LIFE	**	5	\$110,100	A
	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	\$7,800	C
Interior Walls								
Cast in Place Concrete	100%	Now	\$28,700	LIFE	**			C
	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 Code
Under 600 Volts								
Raceway								
Conduit	100%			2032	* *	1		B
Panelboards								
Molded Case Bkrs	100%			2030	* *	5	\$100	B
Wiring								
Thermoplastic	100%			2032	* *	1		B
Motor Controllers								
Locally Mounted	100%			2020	\$1,900	5		B

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN GREENHOUSE**

Asset # : 2234

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting								
Fluorescent	100%			2017	\$4,800	10	\$2,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
Lightning Protection								
Arresters/Cabling								
Generic	100%			2025	\$600	5	\$100	B
Alarm								
Security System								
No Component	95%							D
Generic	5%			2017	\$300	1		B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
HTHW/HW	100%			2032	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Educational Building</i>								
<i>Explanation : Hot Water Provided By Adjacent Building</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2021	\$11,400	4	\$200	B
Terminal Devices								
Convactor/Radiator	100%			2020	\$21,400	1	\$800	B
Ventilation								
Exhaust Fans								
Wall Unit	100%			2017	\$3,400	2	\$100	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2022	\$6,800	1		B
Water Heater								
Electric	100%			2016	\$400	4		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 : 25-Feb-2011 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5107 **Lot** : 200 **BIN** : 4439684

CAPITAL**Total**

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$400			\$4,700
Interior Architecture				
Electrical				\$100
Mechanical	\$500	\$300	\$500	\$300
Total	\$1,000	\$400	\$600	\$5,100
Priority A	\$400			\$4,700
Priority B	\$500	\$400	\$600	\$400
Priority C				
Total	\$1,000	\$400	\$600	\$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.

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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 Code
Exterior								
Exterior Walls								
Metal Panel	80%	Now	\$400	2048	* *	5	\$6,100	A
	Deformed/Dented, Extent : Moderate, Area Affected : 5%							
	Location : West Facade							
Metal Coiling Doors	15%			2039	* *	5	\$1,900	A
Wood	5%			2039	* *	5	\$1,000	A
Windows								
Aluminum	100%			2044	* *	5	\$100	A
Roof								
Metal Panel	100%			2039	* *	10	\$3,200	A
Interior								
Floors								
Cast in Place Concrete	85%			LIFE	* *	5	\$1,700	C
Ceramic Tile	5%			2035	* *	5		C
Vinyl Tile	10%			2030	* *	3		C
Interior Walls								
Ceramic Tile	5%			2035	* *	5	\$100	C
Gypsum Board	20%			LIFE	* *	5	\$300	C
Metal Panel	75%			LIFE	* *			C
Ceilings								
Exposed Struc: Steel	90%			LIFE	* *			B
Gypsum Board	10%			LIFE	* *	5	\$100	B

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)		Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2048	* *	5		B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 400 Amps							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2048	* *	5		B
	Raceway								
	Conduit	100%			2048	* *	1		B
	Panelboards								
	Molded Case Bkrs	100%			2044	* *	5	\$100	B
	Wiring								
	Thermoplastic	100%			2048	* *	1		B
	Motor Controllers								
	Locally Mounted	100%			2039	* *	5		B
Ground									
	Grounding Devices								
	Not Accessible	100%							D

Note : 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
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 Code
Lighting								
Interior Lighting								
Fluorescent	50%			2030	* *	10	\$2,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-5 Lamps</i>								
HID	50%			2030	* *	10	\$100	B
Exterior Lighting								
HID	100%			2027	* *	10		B
Alarm								
Security System								
No Component	90%							D
Generic	10%			2027	* *	1	\$200	B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Electricity	25%			2048	* *	1		B
Natural Gas	75%			2048	* *	1		B
Conversion Equipment								
Furnace	75%			2030	* *	1	\$1,700	B
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : Various, 1st Floor</i>								
<i>Explanation : 6 Units</i>								
Radiant Heater	25%			2030	* *	2	\$500	B
Terminal Devices								
Induction Unit	25%			2035	* *	1	\$400	B
No Component	75%							D
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		B
Conversion Equipment								
Window/Wall Unit	30%			2021	\$2,600	1		B
No Component	70%							D
Ventilation								
Exhaust Fans								
Wall Unit	100%			2030	* *	2	\$100	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	* *	1		B
Water Heater								
Electric	100%			2021	\$700	4		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B

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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 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 Code
Plumbing									
	Storm Drain Piping								
	Plastic/PVC	100%			2039	* *	1		B
	Backflow Preventer								
	Generic	100%			2030	* *	1	\$300	B
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Sprinkler								
	Generic	100%			2048	* *	1-2	\$1,300	B

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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 : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

Asset Name : QUEENS BOTANICAL GARDEN PROPAGATION BLDG
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 : 25-Feb-2011 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5107 **Lot** : 200 **BIN** : 4518265

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$68,400	\$41,100
Total	\$68,400	\$41,100
Priority A	\$68,400	\$41,100
Total	\$68,400	\$41,100

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$27,700	\$700		
Interior Architecture	\$100			
Electrical		\$9,300		
Mechanical	\$300	\$2,200		\$100
Total	\$28,100	\$12,200	\$100	\$100
Priority A	\$27,700	\$700		
Priority B	\$300	\$11,500	\$100	\$100
Priority C	\$100			
Total	\$28,100	\$12,200	\$100	\$100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN PROPAGATION BLDG

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 Code
Exterior								
Exterior Walls								
Metal Panel	10%			2042	**	5-10	\$2,500	A
Stucco Cement	90%			2035	**	5	\$8,300	A
Windows								
Aluminum	100%	Now	\$23,300	2047	**	5	\$300	A
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Roof								
Metal Panel	40%	Now	\$4,400	2035	**			A
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%								
Location : North Facade								
Sloped Glazing	60%	Now	\$68,400	LIFE	**	5	\$41,100	A
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	90%			LIFE	**	5	\$4,200	C
Ceramic Tile	10%			2031	**	5	\$200	C
Interior Walls								
Concrete Masonry Unit	100%			LIFE	**	5	\$1,500	C
Ceilings								
Gypsum Board	10%			LIFE	**	5	\$100	B
Metal Panel	20%			LIFE	**	5	\$200	B
No Component	70%							D

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	100%			2022	\$6,000	1		B
Panelboards								
Molded Case Bkrs	100%			2021	\$11,500	5		B
Wiring								
Thermoplastic	100%			2022	\$5,500	1		B
Motor Controllers								
Locally Mounted	100%			2020	\$5,300	5		B

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 PROPAGATION BLDG

Asset # : 2233

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)		Code
Lighting									
	Interior Lighting								
	Fluorescent	100%			2017	\$7,100	10	\$1,300	B
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					
				Explanation : Using T-12 Lamps					
	Egress Lighting								
	Exit, Service	100%			2017	\$200	1		B
	Exterior Lighting								
	HID	100%			2017	\$500	10		B
Alarm									
	Security System								
	No Component	95%							D
	Generic	5%			2017	\$200	1		B
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)		Code
Heating									
	Energy Source								
	HTHW/HW	100%			2032	* *	1		B
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Education Building					
				Explanation : Hot Water Provided By Adjacent Building					
	Distribution								
	Hot Wtr Piping/Pump	100%			2021	\$6,900	4	\$100	B
	Terminal Devices								
	Convector/Radiator	100%			2020	\$12,900	1	\$500	B
Ventilation									
	Exhaust Fans								
	Wall Unit	100%			2017	\$2,100	2		B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2032	* *	1		B
	Water Heater								
	Electric	100%			2016	\$200	4		B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$1,559,300	\$397,700
Interior Architecture	\$418,500	\$368,600
Electrical		\$229,100
Mechanical	\$119,800	\$373,400
Total	\$2,097,600	\$1,368,800
Priority A	\$1,559,300	\$397,700
Priority B	\$209,600	\$679,500
Priority C	\$328,700	\$291,600
Total	\$2,097,600	\$1,368,800

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$28,200		\$300	
Interior Architecture	\$56,500	\$5,100	\$28,900	\$13,000
Electrical	\$15,600	\$11,500	\$12,000	\$11,500
Mechanical	\$76,600	\$79,900	\$61,200	\$74,900
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$184,800	\$104,500	\$110,200	\$107,300
Priority A	\$28,200		\$300	
Priority B	\$131,100	\$99,300	\$81,100	\$94,300
Priority C	\$25,500	\$5,100	\$28,900	\$13,000
Total	\$184,800	\$104,500	\$110,200	\$107,300



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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 Code	
Exterior									
Exterior Walls									
Glazed Ceramic Panel	5%	Now	\$57,900	LIFE	**	5	\$29,200	A	
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	\$9,400	A	
Panel/Paver: Limestone	55%	Now	\$1,420,300	LIFE	**	5	\$51,400	A	
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	\$40,500	A	
Pre-Cast Concrete	15%			LIFE	**	5	\$121,600	A	
Window Wall	15%	Now	\$17,100	2055	**	5	\$35,100	A	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : East And West Facades									
Windows									
Aluminum	10%			2050	**	5	\$100	A	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Stairs									
Glass Block	85%	Now	\$6,400	LIFE	**	5	\$400	A	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Penthouse, West Facade									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Penthouse, West Facade									
Metal Louvers	5%			2028	**	10	\$300	A	
Parapets									
Metal Panel	100%			2035	**	5	\$75,900	A	
Roof									
Single Ply Membrane	20%			2035	**	10	\$22,600	A	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Over Mezzanine									
Skylight, Metal/Glass	15%			2055	**	10	\$56,500	A	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Over Old Skating Rink									
Spray-on Foam	65%			2035	**	5	\$97,900	A	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									

Interior

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS MUSEUM
Asset # : 1551

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior									
Floors									
	Carpet	5%			2021	\$124,300	3	\$20,500	C
		Wrinkling, Extent : Moderate, Area Affected : 25%							
		Location : At Offices							
	Carpet	5%			2026	**	3	\$15,400	C
	Cast in Place Concrete	5%			LIFE	**	5	\$44,900	C
	Cast in Place Concrete	50%			LIFE	**	5	\$449,300	C
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Old Skating Rink							
	Ceramic Tile	5%			2034	**	5	\$10,300	C
	Wood	15%			2053	**	5	\$57,800	C
	Under Construction	15%							D
Interior Walls									
	Ceramic Tile	5%			2034	**	5	\$5,500	C
	Glass Block	5%			LIFE	**	10	\$2,200	C
	Glass: Single Pane	2%			LIFE	**	5	\$3,300	C
	Gypsum Board	18%			LIFE	**	5-10	\$33,400	C
	Gypsum Board	50%			LIFE	**	5-10	\$92,700	C
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Old Skating Area							
	Plaster	5%	Now	\$16,600	LIFE	**	5	\$1,600	C
		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%							D
Ceilings									
	Gypsum Board	20%			LIFE	**	5-10	\$141,200	B
	Gypsum Board	10%	Now	\$19,700	LIFE	**	5	\$25,700	B
		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	**	5-10	\$17,700	B
	Not Accessible	50%							D
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Ceiling Over Old Skating Rink							
		Explanation : This Component Is Actually Fabric.							
	Under Construction	15%							D

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

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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 Code
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	50%			2025	\$16,500	5	\$300	B
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	B
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	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room 2									
Explanation : 1000 Kva, 480/277/120v									
Switchgear / Switchboard									
	Fused Disc Sw	45%			2025	\$22,700	5	\$300	B
	Fused Disc Sw	45%			2055	**	5	\$300	B
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Electrical Room 1									
	Molded Case Bkrs	10%			2055	**	5	\$400	B
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Electrical Room 1									
Raceway									
	Conduit	50%			2035	**	1		B
	Conduit	50%			2055	**	1		B
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Panelboards									
	Fused Disc Sw	10%			2033	**	5	\$300	B
	Molded Case Bkrs	40%			2033	**	5	\$1,400	B
	Molded Case Bkrs	50%			2050	**	5	\$1,800	B
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Wiring									
	Thermoplastic	50%			2035	**	1		B
	Thermoplastic	50%			2055	**	1		B
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Motor Controllers									
	Locally Mounted	20%			2030	**	5	\$200	B
	Motor Control Center	40%			2030	**	5	\$1,500	B
	Variable Frequency Drive	40%			2045	**			B
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 Code
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$4,000	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2045	* *	1	\$42,200	B
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
Generators								
Diesel	100%			2040	* *	1	\$53,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Emergency Generator Rated @ 360 Kw - Recently Installed</i>								
Batteries								
Lead/Acid	100%			2020	\$600	5	\$5,100	B
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator</i>								
Fuel Storage								
Main Tank	100%			2065	* *	5	\$4,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 275 Gallons Capacity - Recently Installed</i>								
Lighting								
Interior Lighting								
Fluorescent	10%			2025	\$48,000	10	\$12,600	B
<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Fluorescent	10%			2030	* *	10	\$12,600	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Fluorescent	5%			2033	* *	10	\$6,300	B
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
HID	2%			2033	* *	10	\$100	B
Incandescent	40%			2033	* *	2	\$1,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : New Galleries</i>								
<i>Explanation : Track Lights</i>								
Incandescent	33%			2025	\$158,400	2	\$1,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Galleries</i>								
<i>Explanation : Track Lights</i>								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS MUSEUM
Asset # : 1551

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Egress Lighting								
Emergency, Battery	50%			2025	\$23,600	10	\$16,600	B
Exit, LED	20%			2065	* *	1		B
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Exit, Service	30%			2025	\$5,700	1		B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2035	* *	1	\$15,400	B
<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	* *			B
<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 Code
Heating								
Energy Source								
Natural Gas	100%			2035	* *	1		B
Conversion Equipment								
Steam Boiler	100%			2030	* *	1	\$135,900	B
<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	\$45,400	2035	* *	4	\$6,800	B
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pneumatic Controls</i>								
Terminal Devices								
Air Handler	80%			2030	* *	1	\$67,900	B
Convactor/Radiator	20%			2030	* *	1	\$8,900	B
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2028	* *	1	\$148,500	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								

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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 Code
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pump	100%			2045	**	4	\$10,100	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	**	1	\$84,900	B
Heat Rejection								
Water Cool Tower	100%			2023	\$373,400	2	\$138,100	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$121,200	B
Exhaust Fans								
Interior	80%			2030	**	2	\$3,400	B
Roof	20%			2030	**	2	\$800	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	**	1		B
HW Heat Exchanger								
Low Temp	100%	0-2	\$40,400	2055	**	4	\$13,600	B
Obsolete Equipment, Extent : Severe, Area Affected : 100% Location : Unit Is Too Small To Handle Entire Bldg								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2025	\$10,500	4	\$2,500	B
Sewage Ejector(s)								
Electric	100%			2025	\$10,500	4	\$2,500	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			C
Other Observation, Extent : Light, Area Affected : 100% Location : 1-2 Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2051	**	1-5	\$69,200	B
Sprinkler								
No Component	98%							D
Generic	2%			2051	**	1-2	\$800	B

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Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$232,200	\$311,300
Electrical			\$35,400
Mechanical			\$366,700
Total		\$232,200	\$713,400
Priority A		\$232,200	\$311,300
Priority B			\$402,100
Total		\$232,200	\$713,400

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$49,400	\$200	\$4,300	\$800
Interior Architecture	\$149,400	\$5,700	\$13,800	\$1,000
Electrical	\$10,200	\$3,200	\$3,900	\$4,100
Mechanical	\$24,000	\$16,900	\$21,200	\$15,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$240,900	\$33,900	\$51,200	\$29,200
Priority A	\$49,400	\$200	\$4,300	\$800
Priority B	\$122,000	\$30,800	\$33,000	\$27,500
Priority C	\$69,500	\$2,900	\$13,800	\$1,000
Total	\$240,900	\$33,900	\$51,200	\$29,200



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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 Code	
Exterior									
Exterior Walls									
Cast in Place Concrete	50%			LIFE	**	5	\$278,000	A	
Cast in Place Concrete	15%			LIFE	**	5	\$83,400	A	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Lobby And Mezzanine Offices									
Explanation : New Addition Built In 2008									
Cast in Place Concrete	10%	Now	\$29,700	LIFE	**	5	\$27,800	A	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Managers Office In Basement									
Metal Panel	5%			2045	**	5-10	\$19,100	A	
Metal Panel	3%			2051	**	5-10	\$11,500	A	
Metal Coiling Doors	5%			2038	**	5	\$8,700	A	
Window Wall	12%			2051	**	5	\$25,000	A	
Windows									
Aluminum	20%			2047	**	5	\$300	A	
Glass Block	80%			LIFE	**	5	\$1,700	A	
Parapets									
Cast in Place Concrete	80%			LIFE	**	5	\$103,000	A	
Copper/Terne	5%			2069	**	5	\$1,500	A	
Metal/Glass Curt Wall	10%			2051	**	5	\$2,400	A	
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	\$3,900	A	
Roof									
Copper/Terne	5%			2060	**	10	\$5,400	A	
IRMA/Protected Membrane	25%			2033	**	10	\$10,800	A	
Vegetation Growth, Extent : Light, Area Affected : 5%									
Location : Drain At Roof Over Second Floor Offices									
IRMA/Protected Membrane	5%			2033	**	10	\$2,200	A	
Paver Block Ballast, Extent : Moderate, Area Affected : 100%									
Location : Over New Lobby									
Metal Panel	65%			2030	**	10	\$51,300	A	
Interior									
Floors									
Carpet	20%			2024	\$138,600	3	\$17,200	C	
Carpet	10%			2026	**	3	\$8,600	C	
Cast in Place Concrete	20%			LIFE	**	5	\$50,100	C	
Ceramic Tile	2%			2034	**	5	\$1,100	C	
Ceramic Tile	3%			2038	**	5	\$1,700	C	
Marble Panels	17%			LIFE	**	5	\$14,600	C	
Vinyl Tile	18%			2030	**	3	\$3,900	C	
Wood	10%			2053	**	5	\$10,700	C	

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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 Code

Interior

Interior Walls

Cast in Place Concrete	10%			LIFE	**	10	\$9,700	C
Ceramic Tile	3%			2038	**	5	\$1,200	C
Ceramic Tile	2%			2034	**	5	\$800	C
Fabric on Framing	28%			2026	**	5	\$5,400	C
Glass: Single Pane	10%			LIFE	**	5	\$5,800	C
Gypsum Board	10%			LIFE	**	5-10	\$6,600	C
Gypsum Board	14%			LIFE	**	5-10	\$9,200	C
Plaster	18%			LIFE	**	5-10	\$5,900	C

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Managers Office In Basement

Wood	5%			LIFE	**	5	\$15,500	C
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Ceilings

AcousTileSusp.Lay-In	10%			2042	**	5	\$5,700	B
Exposed Concrete	10%			LIFE	**	5-10	\$7,200	B
Exposed Struc: Wood	30%			LIFE	**	10	\$25,800	B
Gypsum Board	15%			LIFE	**	5-10	\$29,500	B
Gypsum Board	10%			LIFE	**	5-10	\$19,700	B
Metal Panel	10%			LIFE	**	5	\$14,300	B
Plaster	15%			LIFE	**	5-10	\$14,800	B

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Over 600 Volts

Service Equipment

Fused Disc Sw	100%			2045	**	3	\$100	B
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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	\$34,000	3	\$200	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 750 Kva ,4160-208/120v

Feeders

Cable	100%			2024	\$1,000	1		B
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Raceway

Conduit	100%			2025	\$3,600	1		B
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Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2025	\$1,600	5	\$200	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 2- Main Service Switches Rated @ 2500 Amps Each

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific 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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Transformers								
Dry Type	100%			2038	* *	5	\$100	B
		<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	\$10,100	5	\$100	B
Fused Disc Sw	45%			2045	* *	5	\$100	B
Molded Case Bkrs	5%			2045	* *	5	\$100	B
Raceway								
Conduit	80%			2025	\$17,600	1		B
Conduit	20%			2045	* *	1		B
Panelboards								
Fused Disc Sw	10%			2041	* *	5	\$100	B
Molded Case Bkrs	70%			2024	\$12,000	5	\$700	B
Molded Case Bkrs	15%			2033	* *	5	\$200	B
Molded Case Bkrs	5%			2041	* *	5	\$100	B
Wiring								
Thermoplastic	80%			2025	\$12,300	1		B
Thermoplastic	20%			2045	* *	1		B
Motor Controllers								
Locally Mounted	40%			2023	\$6,900	5	\$100	B
Locally Mounted	40%			2030	* *	5	\$100	B
Variable Frequency Drive	20%			2042	* *			B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,100	B
Stand-by Power								
Transfer Switches								
Automatic	50%			2030	* *	1	\$5,900	B
Automatic	50%			2038	* *	1	\$5,900	B
Generators								
Diesel	100%			2034	* *	1	\$14,800	B
		<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	\$600	5	\$1,400	B
Fuel Storage								
Main Tank	100%			2053	* *	5	\$1,100	B
		<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 Code
Lighting									
Interior Lighting	Fluorescent	10%			2020	\$7,100	10	\$3,500	B
		T-12 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
	Fluorescent	10%			2030	* *	10	\$3,500	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : New Addition							
		Explanation : T-5 Lamps							
	Fluorescent	20%			2030	* *	10	\$7,000	B
		T-8 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Offices							
	Fluorescent	40%			2025	\$28,300	10	\$14,000	B
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Offices, Hallways							
	Incandescent	20%			2025	\$14,100	2	\$200	B
Egress Lighting									
	Emergency, Battery	25%			2020	\$3,300	10	\$2,300	B
	Emergency, Battery	25%			2030	* *	10	\$2,300	B
	Exit, Service	25%			2020	\$1,300	1		B
	Exit, Service	25%			2030	* *	1		B
Exterior Lighting									
	HID	100%			2025	\$2,000	10	\$100	B
Alarm									
Security System									
	No Component	70%							D
	Generic	30%			2030	* *	1	\$4,300	B
		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	* *			B
		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 Code
Heating								
Energy Source								
Natural Gas	100%			2045	* *	1		B

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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 Code
Heating								
Conversion Equipment								
Hot Water Boiler	50%			2042	* *	1	\$9,500	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : For New Addition, Basement</i>					
			<i>Explanation : 3 Units</i>					
Hot Water Boiler	50%			2023	\$40,800	1	\$9,500	B
			<i>Other Observation, Extent : Light, Area Affected : 50%</i>					
			<i>Location : For Old Section, 2nd Floor Boiler Room</i>					
			<i>Explanation : 3 Units</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2033	* *	4	\$2,800	B
Terminal Devices								
Air Handler	80%			2025	\$156,500	1	\$18,900	B
Convactor/Radiator	10%			2030	* *	1	\$1,200	B
Fan Coil Unit/Heat	10%			2025	\$54,300	1	\$1,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		B
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	50%			2029	* *	2	\$1,200	B
			<i>R-134a Refrigerant, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Basement</i>					
Reciprocating Compr/Chiller	50%			2033	* *	1	\$8,900	B
			<i>R-134a Refrigerant, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Lower Roof</i>					
Distribution								
Chilled Wtr Pipe/Pump	50%			2045	* *	4	\$1,400	B
No Component	50%							D
Terminal Devices								
Air Handler/Cool/Ht	50%			2025	\$77,000	1	\$11,800	B
No Component	50%							D
Heat Rejection								
Air Condenser Unit	50%			2033	* *	2	\$13,300	B
No Component	50%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$33,800	B
Exhaust Fans								
Interior	95%			2025	\$38,100	2	\$1,100	B
Roof	5%			2030	* *	2	\$100	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		B
Water Heater								
Gas Fired	100%			2023	\$8,400	2	\$600	B

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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 Code
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2030	* *	4	\$1,600	B
Sewage Ejector(s)								
Electric	100%			2030	* *	4	\$1,600	B
Backflow Preventer								
Generic	100%			2030	* *	1	\$2,300	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Gearless Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-3</i>								
<i>Explanation : 2 Units - 1 Passenger, 1 Freight</i>								
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	\$19,300	B
Sprinkler								
Generic	100%			2045	* *	1-2	\$10,700	B
Chemical System								
Generic	100%			2024	\$24,800	1-3	\$50,600	B

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Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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**

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture		\$6,500		\$9,100
Interior Architecture	\$300	\$200		\$100
Electrical				\$2,700
Mechanical	\$100	\$100	\$100	\$200
Total	\$400	\$6,800	\$100	\$12,000
Priority A		\$6,500		\$9,100
Priority B	\$100	\$300	\$100	\$2,900
Priority C	\$300			\$100
Total	\$400	\$6,800	\$100	\$12,000



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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 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 Code
Exterior								
Exterior Walls								
Cement-Fiber Panel	90%			2029	**	10	\$9,100	A
Wood Overhead Doors	10%			2037	**	5	\$1,600	A
Windows								
Aluminum	5%			2040	**	5		A
No Component	95%							D
Roof								
Metal Panel	100%			2037	**	10	\$5,700	A
Interior								
Floors								
Cast in Place Concrete	85%			LIFE	**	5	\$7,000	C
Vinyl Tile	15%	2-4	\$200	2029	**	3	\$200	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Gypsum Board	10%	2-4	\$100	LIFE	**	5	\$100	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
No Component	90%							D
Ceilings								
AcousTileSusp.Lay-In	10%			2037	**	5	\$400	B
Exposed Struc: Steel	90%			LIFE	**			B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2044	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 225 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2037	**	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 75 Kva 480-208/120v</i>								
Raceway								
Conduit	100%			2044	**	1		B
Panelboards								
Fused Disc Sw	5%			2040	**	5		B
Molded Case Bkrs	95%			2040	**	5	\$100	B
Wiring								
Thermoplastic	100%			2044	**	1		B
Motor Controllers								
Locally Mounted	100%			2037	**	5		B

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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 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 Code
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	B
Lighting								
Interior Lighting								
Fluorescent	50%			2029	* *	10	\$1,100	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Using T-12 Lamps</i>					
Fluorescent	50%			2029	* *	10	\$1,100	B
			<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Garage</i>					
Egress Lighting								
Emergency, Battery	50%			2029	* *	10	\$300	B
Exit, Service	50%			2029	* *	1		B
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		B
Conversion Equipment								
Furnace	75%			2024	\$2,500	1	\$900	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor</i>					
			<i>Explanation : One Unit</i>					
No Component	25%							D
Ventilation								
Exhaust Fans								
Wall Unit	75%			2024	\$2,700	2	\$100	B
No Component	25%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		B
Water Heater								
Electric	25%			2019	\$100	4		B
No Component	75%							D
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer								
Generic	100%			2029	* *	1	\$200	B
Fixtures								
Generic	100%							B

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Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$1,074,400	
Interior Architecture	\$948,700	
Electrical	\$142,800	
Total	\$2,166,000	
Priority A	\$1,074,400	
Priority B	\$304,600	
Priority C	\$787,000	
Total	\$2,166,000	

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$21,900			
Interior Architecture				\$17,200
Electrical	\$40,800	\$1,800	\$1,200	\$45,100
Mechanical	\$5,300	\$1,300	\$3,000	\$22,200
Total	\$68,000	\$3,000	\$4,300	\$84,600
Priority A	\$21,900			
Priority B	\$46,100	\$3,000	\$4,300	\$67,400
Priority C				\$17,200
Total	\$68,000	\$3,000	\$4,300	\$84,600



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
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 Code
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$313,200	LIFE	* *	5	\$33,300	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 25%							
	Location : Corners							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Masonry: Limestone	25%	Now	\$378,000	LIFE	* *	5	\$8,300	A
	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	\$178,500	2049	* *	5	\$30,600	A
	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+	\$1,300	2029	* *	5	\$1,100	A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
Wood Cornice	95%	Now	\$52,200	2034	* *	5	\$17,600	A
	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							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG C - NEWHOUSE CENTER

Asset # : 2414

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Roof									
Metal Panel	8%	2-4	\$4,900	2037	* *			A	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Modified Bitumen	10%	2-4	\$15,700	2034	* *			A	
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
Single Ply Membrane	80%	0-2	\$72,700	2034	* *			A	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
	Location : Main Roof								
	Seams Open/Split, Extent : Moderate, Area Affected : 15%								
	Location : Main Roof								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Second Floor								
Skylight, Metal/Glass	2%	4+	\$79,800	2054	* *			A	
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%								
	Location : Throughout								
Interior									
Floors									
Wood	50%	Now	\$630,300	2064	* *	5	\$17,200	C	
	Broken/Missing Elements, Extent : Severe, Area Affected : 80%								
	Location : Basement								
	Dry Rot/Decay, Extent : Severe, Area Affected : 50%								
	Location : Basement								
Wood	50%			2039	* *	5	\$34,400	C	
Interior Walls									
Plaster	50%	Now	\$156,700	LIFE	* *	5	\$5,600	C	
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
	Location : Basement And Throughout								
Plaster	50%			LIFE	* *	5	\$5,600	C	
Ceilings									
Plaster	20%	2-4	\$11,200	LIFE	* *	5	\$4,600	B	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Plaster	30%	Now	\$150,500	LIFE	* *	5	\$6,900	B	
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
	Location : Basement								
	Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
	Location : Basement								
Plaster	50%			LIFE	* *	5	\$11,500	B	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG C - NEWHOUSE CENTER
Asset # : 2414

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	\$49,800	2054	* *	5		B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Raceway								
Conduit	100%			2024	\$27,100	1		B
Panelboards								
Fused Disc Sw	5%			2023	\$1,300	5		B
Fused Toggle Switch	65%	2-4	\$16,400	2049	* *	5	\$200	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Molded Case Bkrs	30%			2032	* *	5	\$200	B
Wiring								
Braided Cloth	80%	2-4	\$23,300	2049	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2034	* *	1		B
Lighting								
Interior Lighting								
Fluorescent	10%			2019	\$13,300	10	\$2,300	B
<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	20%			2019	\$18,700	10	\$200	B
Incandescent	70%			2019	\$93,000	2	\$400	B
Egress Lighting								
Emergency, Battery	50%			2019	\$4,600	10	\$3,000	B
Exit, Service	50%			2019	\$1,900	1		B
Exterior Lighting								
HID	100%			2034	* *	10	\$100	B
Alarm								
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$13,200	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2034	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building L</i>								
<i>Explanation : Steam From Power House</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 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 Code
Heating									
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2033	* *	5	\$1,500	B
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Not Accessible						
	Distribution								
	Steam Piping/Pump	100%			2034	* *	4	\$1,200	B
	Terminal Devices								
	Convactor/Radiator	100%			2029	* *	1	\$7,900	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2032	* *	1		B
	Conversion Equipment								
	Window/Wall Unit	40%			2019	\$21,000	1		B
			Other Observation, Extent : Light, Area Affected : 40%						
			Location : Throughout						
			Explanation : Units Are Removed During Winter Months						
	No Component	60%							D
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2029	* *	1		B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%	Now	\$3,600	LIFE	* *	1		B
			Blockage /Clogged, Extent : Moderate, Area Affected : 15%						
			Location : Side Yard, Roof Gutters						
Fire Suppression									
	Sprinkler								
	Generic	100%			2044	* *	1-2	\$6,900	B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$174,200	\$49,900
Interior Architecture	\$50,500	
Mechanical		\$65,900
Total	\$224,700	\$115,800
Priority A	\$174,200	\$49,900
Priority B		\$65,900
Priority C	\$50,500	
Total	\$224,700	\$115,800

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$32,300			\$1,500
Interior Architecture	\$20,100	\$23,900	\$700	
Electrical	\$1,300	\$1,800	\$1,300	\$9,500
Mechanical	\$4,900	\$3,300	\$4,300	\$3,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$62,500	\$32,900	\$10,300	\$18,200
Priority A	\$32,300			\$1,500
Priority B	\$30,200	\$9,100	\$9,500	\$16,700
Priority C		\$23,900	\$700	
Total	\$62,500	\$32,900	\$10,300	\$18,200



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 Code
Exterior								
Exterior Walls								
Alum/Vinyl Siding	10%			2044	**	10	\$1,100	A
Masonry: Brick	80%	0-2	\$86,300	LIFE	**	5	\$27,500	A
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	10%	2-4	\$39,100	LIFE	**	5	\$2,600	A
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
Wood	5%			2049	**	5	\$2,900	A
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Wood	95%	2-4	\$48,800	2032	**	5	\$27,900	A
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	\$82,100	A
Roof								
Clay Tile	80%			2050	**	10	\$21,700	A
Modified Bitumen	20%			2032	**	10	\$5,400	A
Interior								
Floors								
Carpet	5%			2023	\$19,500	3	\$2,200	C
Ceramic Tile	5%			2033	**	5	\$1,500	C
Vinyl Tile	5%			2032	**	3	\$600	C
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Wood	80%			2052	**	5	\$44,200	C
Wood	5%	2-4	\$50,500	2064	**	5	\$1,400	C
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$1,700	C
Gypsum Board	20%			LIFE	**	5	\$4,200	C
Plaster	75%			LIFE	**	5	\$7,800	C
Ceilings								
Plaster	100%	2-4	\$20,100	LIFE	**	5	\$18,400	B
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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 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 Code
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2044	* *	5	\$600	B
Raceway								
Conduit	100%			2044	* *	1		B
Panelboards								
Fused Disc Sw	5%			2040	* *	5		B
Molded Case Bkrs	95%			2040	* *	5	\$600	B
Wiring								
Thermoplastic	100%			2044	* *	1		B
Motor Controllers								
Locally Mounted	100%			2037	* *	5	\$200	B
Lighting								
Interior Lighting								
Fluorescent	30%			2029	* *	10	\$5,400	B
<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	\$300	B
Egress Lighting								
Emergency, Battery	50%			2029	* *	10	\$2,400	B
Exit, Service	50%			2029	* *	1		B
Exterior Lighting								
HID	100%			2029	* *	10	\$100	B
Alarm								
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$13,800	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2034	* *	1		B
<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	\$1,500	B
Terminal Devices								
Convactor/Radiator	100%			2037	* *	1	\$6,400	B
Air Conditioning								
Energy Source								
District C.W.	75%			2034	* *	1		B
Electricity	25%			2040	* *	1		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG D

Asset # : 2390

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	50%			2033	* *	1	\$10,600	B
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : One Unit In Basement								
Int Pkg Unit - Cooling	25%			2025	\$65,900	2	\$300	B
Ext Pkg Unit - Cooling	25%			2029	* *	2	\$300	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof Is Under Construction								
Explanation : Not Accessible								
Distribution								
Chilled Wtr Pipe/Pump	50%			2044	* *	4	\$700	B
No Component	50%							D
Terminal Devices								
Direct Expansion	25%			2029	* *	1		B
Fan Coil - Cool/Heat	50%			2029	* *	1	\$3,200	B
No Component	25%							D
Heat Rejection								
Air Condenser Unit	25%			2029	* *	2	\$3,400	B
No Component	75%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,000	B
Exhaust Fans								
Interior	70%			2029	* *	2	\$400	B
Roof	30%			2029	* *	2	\$200	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2029	* *	1		B
Water Heater								
Electric	100%			2022	\$3,200	4	\$100	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%	Now	\$1,400	LIFE	* *	1		B
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Side Yard And Gutters								
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
Other Observation, Extent : Light, Area Affected : 10%								
Location : B, 1-3								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
Generic	100%			2044	* *	1-2	\$5,500	B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific 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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Interior Architecture		\$2,096,800	
Electrical		\$134,300	\$49,800
Mechanical		\$290,100	\$180,200
Total		\$2,521,200	\$230,100
Priority B		\$931,500	\$230,100
Priority C		\$1,589,700	
Total		\$2,521,200	\$230,100

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$32,400			\$7,200
Interior Architecture				
Electrical	\$45,100	\$100	\$100	\$17,400
Mechanical	\$600	\$800	\$2,700	\$13,100
Total	\$78,100	\$900	\$2,800	\$37,800
Priority A	\$32,400			\$7,200
Priority B	\$45,700	\$900	\$2,800	\$30,500
Priority C				
Total	\$78,100	\$900	\$2,800	\$37,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG E

Asset # : 2391

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Cast Iron	2%			LIFE	* *			A	
	Other Observation, Extent : Light, Area Affected : 66%								
	Location : Throughout								
	Explanation : Recent Repair 2013								
Masonry: Brick	70%			LIFE	* *	5	\$23,300	A	
	Recent Repair Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Masonry: Granite	5%			LIFE	* *	5	\$1,200	A	
	Recent Repair Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Masonry: Limestone	23%			LIFE	* *	5	\$5,700	A	
Windows									
Wood	100%			2046	* *	5	\$64,800	A	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout 2013								
Parapets									
Metal Cornice	50%			2059	* *	10	\$7,200	A	
Wood Cornice	50%			2050	* *	5-10	\$29,700	A	
Roof									
Single Ply Membrane	100%			2032	* *	10	\$23,500	A	
Interior									
Floors									
Wood	100%	2-4	\$1,274,300	2064	* *	5	\$34,800	C	
	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	\$315,400	LIFE	* *	5	\$11,300	C	
	Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
Ceilings									
Plaster	100%	Now	\$507,100	LIFE	* *	5	\$23,200	B	
	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 Code
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$49,800	5	\$600	B
Raceway								
Conduit	100%			2024	\$27,100	1		B
Panelboards								
Fused Disc Sw	5%			2023	\$1,300	5		B
Fused Toggle Switch	75%	2-4	\$18,900	2049	* *	5	\$200	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Molded Case Bkrs	20%			2023	\$5,000	5	\$100	B
Wiring								
Braided Cloth	90%	2-4	\$26,200	2049	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2024	\$2,900	1		B
Lighting								
Interior Lighting								
Incandescent	100%			2019	\$134,300	2	\$600	B
Egress Lighting								
Exit, Service	100%			2019	\$3,800	1		B
Exterior Lighting								
Incandescent	100%			2019	\$13,200	2		B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2034	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building L</i>								
<i>Explanation : Steam Comes From Power House. This Building Is Not Occupied</i>								
Distribution								
Steam Piping/Pump	100%			2024	\$180,200	4	\$1,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Tunnel From Bldg D</i>								
<i>Explanation : Steam From Power Plant</i>								
Terminal Devices								
Convactor/Radiator	100%	0-2	\$243,800	2044	* *	1	\$7,200	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Antique Radiators - Original Equipment</i>								
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 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 Code
Air Conditioning								
Energy Source								
District C.W.	100%			2054	* *	1		B
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	\$13,800	B
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	\$46,300	2037	* *	1		B
Corroded, Extent : Moderate, Area Affected : 50%								
Location : Basement Level								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2019	\$11,500	4	\$1,600	B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$373,500	\$179,600
Interior Architecture		\$492,300	
Electrical		\$138,600	\$262,000
Mechanical			\$465,500
Total		\$1,004,400	\$907,100
Priority A		\$373,500	\$179,600
Priority B		\$389,100	\$727,500
Priority C		\$241,800	
Total		\$1,004,400	\$907,100

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$16,100			\$16,300
Interior Architecture	\$36,500	\$3,400	\$1,100	\$2,100
Electrical	\$36,400	\$1,800	\$2,400	\$30,400
Mechanical	\$33,600	\$1,200	\$1,500	\$13,900
Total	\$122,600	\$6,400	\$5,000	\$62,700
Priority A	\$16,100			\$16,300
Priority B	\$77,000	\$3,100	\$3,900	\$44,300
Priority C	\$29,500	\$3,400	\$1,100	\$2,100
Total	\$122,600	\$6,400	\$5,000	\$62,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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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 Code
Exterior									
	Exterior Walls								
	Masonry: Brick	100%	Now	\$119,200	LIFE	**	5	\$41,700	A
				Cracking/Crumbling, Extent : Moderate, Area Affected : 10%					
				Location : Throughout					
				Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%					
				Location : Throughout					
Windows									
	Aluminum	5%	Now	\$16,100	2049	**	5	\$200	A
				Broken/Missing Elements, Extent : Light, Area Affected : 50%					
				Location : Throughout					
	Wood	95%	Now	\$204,600	2049	**	5	\$38,400	A
				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	A
	Wood Cornice	50%			2034	**	5-10	\$37,200	A
Roof									
	Single Ply Membrane	100%	Now	\$49,800	2024	\$99,500			A
				Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 70%					
				Location : Throughout					
Interior									
	Floors								
	Carpet	15%			2023	\$81,200	3	\$10,100	C
	Ceramic Tile	5%			2033	**	5	\$2,200	C
	Vinyl Tile	37%	Now	\$133,400	2034	**	3	\$6,200	C
				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	\$60,200	2039	**	5	\$18,000	C
				Broken/Missing Elements, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
Interior Walls									
	Gypsum Board	5%			LIFE	**	5	\$1,300	C
	Gypsum Board	10%	Now	\$17,100	LIFE	**	5	\$2,600	C
				Cracking/Crumbling, Extent : Severe, Area Affected : 100%					
				Location : Throughout					
	Masonry: Brick	10%	Now	\$48,200	LIFE	**			C
				Spalling, Extent : Moderate, Area Affected : 40%					
				Location : Throughout					
	Plaster	75%	Now	\$12,400	LIFE	**	5	\$9,800	C
				Water Penetration, Extent : Moderate, Area Affected : 20%					
				Location : South Exit, 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
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 Code

Interior

Ceilings

AcousTileConcealSpLn	25%				2041	* *	5	\$14,000	B
Plaster	75%	Now		\$250,500	LIFE	* *	5	\$21,000	B

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 Code

Under 600 Volts

Raceway

Conduit	30%				2034	* *	1		B
Conduit	70%				2024	\$17,300	1		B

Panelboards

Fused Toggle Switch	70%	2-4		\$16,100	2049	* *	5	\$200	B
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout

Molded Case Bkrs	20%				2023	\$4,600	5	\$100	B
Molded Case Bkrs	10%				2040	* *	5	\$100	B

Wiring

Braided Cloth	70%	2-4		\$18,600	2049	* *	1		B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	10%				2044	* *	1		B
Thermoplastic	20%				2024	\$5,300	1		B

Motor Controllers

Locally Mounted	100%				2029	* *	5	\$200	B
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Lighting

Interior Lighting

Fluorescent	65%				2019	\$95,800	10	\$17,800	B
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T-12 Lamps, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Fluorescent	5%				2029	* *	10	\$1,400	B
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T-8 Lamps, Extent : Moderate, Area Affected : 100%

Location : 2nd Floor

HID	1%				2024	\$1,000	10		B
Incandescent	29%				2019	\$42,800	2	\$200	B

Egress Lighting

Emergency, Battery	5%				2029	* *	10	\$400	B
Emergency, Battery	45%				2019	\$4,600	10	\$3,200	B
Exit, Service	25%				2029	* *	1		B
Exit, Service	25%				2019	\$1,000	1		B

Exterior Lighting

HID	100%				2024	\$9,300	10	\$100	B
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Alarm

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG F

Asset # : 2392

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Alarm

Security System

No Component

70%

D

Generic

30%

2024

\$23,000

1

\$3,000

B

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Hallways

Explanation : C C T V Surveillance Cameras

Fire/Smoke Detection

Generic

100%

2024

\$262,000

1-3

\$16,400

B

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 Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Heating

Energy Source

Campus Steam

100%

2034

**

1

B

Other Observation, Extent : Light, Area Affected : 100%

Location : Building L

Explanation : Steam From Power House

Distribution

Steam Piping/Pump

100%

2024

\$197,900

4

\$2,200

B

Terminal Devices

Convactor/Radiator

100%

2022

\$267,700

1

\$9,700

B

Air Conditioning

Energy Source

Electricity

100%

2032

**

1

B

Conversion Equipment

Window/Wall Unit

20%

2019

\$11,700

1

B

No Component

80%

D

Plumbing

H/C Water Piping

Brass/Copper

70%

2034

**

1

B

Galv Iron/Steel

30%

0-2

\$2,500

2029

**

1

B

Corroded, Extent : Moderate, Area Affected : 10%

Location : Basement Level

Sanitary Piping

Cast Iron

100%

Now

\$18,500

LIFE

**

1

B

Corroded, Extent : Severe, Area Affected : 30%

Location : Waste Pipes In Basement Corroded Throughout

Storm Drain Piping

Cast Iron

100%

LIFE

**

1

B

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG F

Asset # : 2392

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Sump Pump(s)								
	Rigid Piping	100%	0-2	\$10,500	2034	* *	4	\$1,600	B
		Obsolete Equipment, Extent : Severe, Area Affected : 100%							
		Location : Basement							
Fixtures									
	Generic	100%							B
Fire Suppression									
	Standpipe								
	No Component	75%							D
	Generic	25%			2024	\$25,300	1-5	\$3,800	B
Sprinkler									
	No Component	75%							D
	Generic	25%			2044	* *	1-2	\$2,100	B

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Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$923,700	\$142,600
Interior Architecture	\$1,270,800	\$89,100
Electrical	\$157,800	\$36,300
Total	\$2,352,300	\$268,100
Priority A	\$923,700	\$142,600
Priority B	\$157,800	\$36,300
Priority C	\$1,270,800	\$89,100
Total	\$2,352,300	\$268,100

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$66,200			
Interior Architecture	\$100,500		\$1,400	\$5,100
Electrical	\$25,100	\$2,200	\$2,400	\$69,200
Mechanical	\$27,400	\$9,000	\$12,600	\$14,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$223,200	\$15,100	\$20,300	\$93,200
Priority A	\$66,200			
Priority B	\$67,800	\$15,100	\$18,900	\$88,100
Priority C	\$89,200		\$1,400	\$5,100
Total	\$223,200	\$15,100	\$20,300	\$93,200



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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG G
Asset # : 2413

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$302,500	LIFE	* *	5	\$52,900	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Corners								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : Corners								
Wood	10%	Now	\$292,300	2044	* *	5	\$14,700	A
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	\$191,000	2032	* *	5	\$89,700	A
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	\$16,900	2052	* *			A
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Metal Rail	10%	0-2	\$2,200	2037	* *	5	\$3,100	A
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	\$25,600	2034	* *	5	\$12,600	A
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	\$44,600	2052	* *			A
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Modified Bitumen	10%	Now	\$21,500	2034	* *			A
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	\$93,200	2034	* *			A
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%								
Location : Throughout								

Interior

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG G

Asset # : 2413

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior									
Floors									
	Carpet	10%	Now	\$89,200	2026	* *	3	\$11,100	C
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Cast in Place Concrete	10%	Now	\$36,300	LIFE	* *	5	\$16,100	C
		Broken/Missing Elements, Extent : Severe, Area Affected : 60%							
		Location : Basement							
		Water Penetration, Extent : Severe, Area Affected : 60%							
		Location : Basement							
	Ceramic Tile	10%	Now	\$135,400	2039	* *	5	\$3,700	C
		Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Vinyl Tile	15%	Now	\$89,100	2034	* *	3	\$4,100	C
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Kitchen Corridor							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Kitchen Corridor							
	Vinyl Tile	15%			2024	\$89,100	3	\$4,100	C
		Repairs in Progress, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Wood	40%	Now	\$921,500	2064	* *	5	\$27,600	C
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Interior Walls									
	Gypsum Board	30%			LIFE	* *	5	\$11,600	C
		Repairs in Progress, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Plaster	60%	2-4	\$88,500	LIFE	* *	5	\$11,600	C
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Wood	10%			LIFE	* *	5	\$25,900	C
Ceilings									
	AcousTileConcealSpLn	10%	2-4	\$11,300	2029	* *	5	\$4,600	B
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
	Gypsum Board	25%			LIFE	* *	5	\$23,000	B
	Plaster	65%			LIFE	* *	5	\$29,900	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Over 600 Volts

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG G

Asset # : 2413

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Over 600 Volts									
	Transformers								
	Dry Type	100%			2022	\$34,000	3	\$300	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room - Basement							
		Explanation : Two 600 Kva 4160-480/277 V							
	Feeders								
	Cable	100%			2023	\$1,000	1		B
	Raceway								
	Conduit	100%			2024	\$3,600	1		B
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2024	\$3,100	5	\$200	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room - Basement							
		Explanation : Two 1200 Amps Main Disconnect Switch							
	Transformers								
	Dry Type	70%			2022	\$9,900	5	\$100	B
	Dry Type	30%			2022	\$4,200	5		B
	Switchgear / Switchboard								
	Fused Disc Sw	80%			2024	\$36,300	5	\$100	B
	Fused Knife Sw	20%	2-4	\$9,100	2054	* *	5		B
		Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Raceway								
	Conduit	80%			2024	\$19,800	1		B
	Conduit	20%			2054	* *	1		B
	Panelboards								
	Fused Disc Sw	5%			2023	\$1,700	5		B
	Fused Knife Sw	5%	2-4	\$1,700	2049	* *	5		B
		Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Molded Case Bkrs	65%			2023	\$22,400	5	\$600	B
	Molded Case Bkrs	25%			2049	* *	5	\$200	B
	Wiring								
	Braided Cloth	40%	2-4	\$10,600	2049	* *	1		B
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	25%			2054	* *	1		B
	Thermoplastic	35%			2024	\$9,300	1		B
	Motor Controllers								
	Locally Mounted	75%			2022	\$15,800	5	\$200	B
	Locally Mounted	25%			2044	* *	5	\$100	B

Ground

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG G

Asset # : 2413

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Ground

Grounding Devices

Generic

100% 2-4 \$900 LIFE * * 5 \$500 B
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Water Main
Explanation : Corroded

Lighting

Interior Lighting

Fluorescent

65% 2019 \$157,800 10 \$29,400 B
Other Observation, Extent : Moderate, Area Affected : 60%
Location : Throughout The Building
Explanation : T-12 Lamps

Fluorescent

25% 2034 * * 10 \$11,300 B
Other Observation, Extent : Moderate, Area Affected : 100%
Location : 4th Floor
Explanation : T-8 Lamps

Incandescent

10% 2019 \$24,300 2 \$100 B

Egress Lighting

Emergency, Battery

35% 2019 \$5,900 10 \$4,200 B

Emergency, Battery

15% 2034 * * 10 \$1,800 B

Exit, LED

15% 2064 * * 1 B

Exit, Service

35% 2019 \$2,400 1 B

Alarm

Fire/Smoke Detection

Generic

100% 2034 * * 1-3 \$23,300 B

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Heating

Energy Source

Campus Steam

100% 2034 * * 1 B
Other Observation, Extent : Light, Area Affected : 100%
Location : Building L
Explanation : Steam From Power House

Distribution

Steam Piping/Pump

100% Now \$16,300 2034 * * 4 \$2,400 B
Leak Evident, Extent : Moderate, Area Affected : 5%
Location : Basement

Terminal Devices

Air Handler

40% 2032 * * 1 \$12,200 B

Convactor/Radiator

60% 2029 * * 1 \$9,500 B

Air Conditioning

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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 Code
Air Conditioning									
Energy Source	District C.W.	100%			2034	* *	1		B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Building L									
Explanation : Chilled Water From Power House									
Distribution	Chilled Wtr Pipe/Pump	100%			2044	* *	4	\$3,600	B
Terminal Devices	Air Handler/Cool/Ht	100%			2032	* *	1	\$30,500	B
Ventilation									
Distribution	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$27,500	B
Exhaust Fans	Interior	100%			2029	* *	2	\$1,500	B
Plumbing									
H/C Water Piping	Galv Iron/Steel	100%			2029	* *	1		B
Water Heater	Electric	100%			2022	\$7,200	4	\$300	B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Providing Hot Water To Adjacent Buildings									
Sanitary Piping	Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping	Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)	Rigid Piping	100%			2024	\$10,500	4	\$2,500	B
Backflow Preventer	Generic	100%			2029	* *	1	\$3,000	B
Fixtures	Generic	100%							B
Vertical Transport									
Elevators	Hydraulic	100%			LIFE	* *			C
Other Observation, Extent : Light, Area Affected : 100%									
Location : B, L, 1, 2, 3									
Explanation : One Unit									
Fire Suppression									
Standpipe	Generic	100%			2044	* *	1-5	\$24,800	B
Sprinkler	Generic	100%			2044	* *	1-2	\$13,800	B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
Fire Suppression									
Chemical System									
	No Component	90%							D
	Generic	10%			2022	\$2,500	1-3	\$5,500	B
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 : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$389,200	\$73,000
Interior Architecture	\$651,500	
Electrical	\$113,300	
Total	\$1,154,000	\$73,000
Priority A	\$389,200	\$73,000
Priority B	\$380,600	
Priority C	\$384,200	
Total	\$1,154,000	\$73,000

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$30,100			
Interior Architecture	\$11,400	\$3,200		\$1,900
Electrical	\$12,100	\$2,400	\$1,500	\$30,900
Mechanical	\$18,300	\$1,500	\$3,600	\$18,200
Total	\$71,900	\$7,100	\$5,100	\$51,000
Priority A	\$30,100			
Priority B	\$30,400	\$3,900	\$5,100	\$49,100
Priority C	\$11,400	\$3,200		\$1,900
Total	\$71,900	\$7,100	\$5,100	\$51,000



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 Code
Exterior								
Exterior Walls								
Masonry: Brick	90%	4+	\$50,600	LIFE	* *	5	\$35,400	A
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Granite	5%	2-4	\$44,100	LIFE	* *	5	\$1,500	A
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Metal Panel	5%	2-4	\$2,700	2034	* *	5	\$3,700	A
	Corrosion/Rusting, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
Windows								
Wood	100%	2-4	\$200,100	2049	* *	5	\$37,600	A
	Deteriorated Finish, Extent : Moderate, Area Affected : 70%							
	Location : Throughout							
	Paint Peeling, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Parapets								
Metal Cornice	50%	0-2	\$15,200	2039	* *			A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Deteriorated Finish, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Wood Cornice	50%	Now	\$12,200	2034	* *	5	\$9,100	A
	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	\$94,500	2034	* *			A
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 60%							
	Location : Throughout							
Interior								
Floors								
Carpet	15%			2023	\$78,000	3	\$9,700	C
Ceramic Tile	5%	4+	\$3,900	2033	* *	5	\$1,100	C
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Vinyl Tile	35%	Now	\$121,200	2034	* *	3	\$5,600	C
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%							
	Location : Throughout							
Wood	45%	4+	\$181,400	2052	* *	5	\$18,100	C
	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 Code

Interior

Interior Walls

Gypsum Board

15% 2-4 \$7,400 LIFE * * 5 \$3,800 C
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%
Location : Throughout

Plaster

85% Now \$81,600 LIFE * * 5 \$10,700 C
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%
Location : Throughout

Ceilings

Plaster

100% Now \$267,300 LIFE * * 5 \$26,900 B
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 Code

Under 600 Volts

Switchgear / Switchboard

Molded Case Bkrs

100% 2034 * * 5 \$700 B

Raceway

Conduit

90% 2024 \$22,200 1 B

Conduit

10% 2044 * * 1 B

Panelboards

Fused Disc Sw

5% 2032 * * 5 B

Molded Case Bkrs

95% 2032 * * 5 \$700 B

Wiring

Braided Cloth

40% 2-4 \$10,600 2049 * * 1 B
Insulation Aged, Extent : Moderate, Area Affected : 100%
Location : Throughout

Thermoplastic

50% 2034 * * 1 B

Thermoplastic

10% 2044 * * 1 B

Lighting

Interior Lighting

Fluorescent

20% 2029 * * 10 \$5,300 B
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : T-8 Lamps

Fluorescent

40% 2019 \$56,600 10 \$10,500 B
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout
Explanation : T-12 Lamps

Incandescent

40% 2019 \$56,600 2 \$300 B

Egress Lighting

Emergency, Battery

50% 2024 \$4,900 10 \$3,500 B

Exit, Service

50% 2024 \$2,000 1 B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG 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 Code
Lighting								
Exterior Lighting								
Incandescent	100%			2019	\$13,100	2		B
Alarm								
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$16,400	B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2034	* *	1		B
<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	\$1,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Not Accessible</i>								
Radiant Heater	2%			2032	* *	2	\$300	B
<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	\$1,400	B
Terminal Devices								
Convactor/Radiator	100%			2029	* *	1	\$9,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		B
Conversion Equipment								
Window/Wall Unit	30%			2019	\$16,800	1		B
No Component	70%							D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	0-2	\$16,300	2029	* *	1		B
<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		B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Sprinkler								
	Generic	100%			2044	* *	1-2	\$8,000	B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$62,100	
Total	\$62,100	
Priority A	\$62,100	
Total	\$62,100	

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$33,100			
Interior Architecture	\$42,200			
Electrical				\$12,500
Mechanical	\$8,500	\$100	\$100	\$100
Total	\$83,700	\$100	\$100	\$12,600
Priority A	\$33,100			
Priority B	\$20,000	\$100	\$100	\$12,600
Priority C	\$30,700			
Total	\$83,700	\$100	\$100	\$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
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 Code

Exterior

Exterior Walls

Masonry: Brick

100% Now \$17,800 LIFE * * 5 \$3,100 A
Broken/Missing Elements, Extent : Severe, Area Affected : 20%
Location : Throughout

Windows

Wood

100% Now \$62,100 2049 * * 5 \$11,700 A
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 \$15,200 2052 * * A
Broken/Missing Elements, Extent : Severe, Area Affected : 25%
Location : Throughout

Interior

Floors

Wood

100% Now \$25,000 2039 * * 5 \$3,800 C
Broken/Missing Elements, Extent : Severe, Area Affected : 20%
Location : Throughout

Interior Walls

Plaster

100% Now \$5,700 LIFE * * 5 \$1,100 C
Broken/Missing Elements, Extent : Severe, Area Affected : 20%
Location : Throughout

Ceilings

Plaster

100% Now \$11,500 LIFE * * 5 \$1,900 B
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 Code

Under 600 Volts

Service Equipment

Under Construction

100%

D

Transformers

Not Accessible

100%

D

Switchgear / Switchboard

Under Construction

100%

D

Raceway

Under Construction

100%

D

Panelboards

Under Construction

100%

D

Wiring

Under Construction

100%

D

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
Under 600 Volts								
Motor Controllers								
Under Construction	100%							D
Ground								
Grounding Devices								
Under Construction	100%							D
Lighting								
Interior Lighting								
Incandescent	95%			2019	\$12,500	2	\$100	B
Under Construction	5%							D
Egress Lighting								
Not Accessible	100%							D
Exterior Lighting								
Under Construction	100%							D
Alarm								
Security System								
Not Accessible	100%							D
Fire/Smoke Detection								
Not Accessible	100%							D

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2034	**	1		B
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	\$5,300	2034	**	4	\$100	B
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	\$2,400	2022	\$23,900	1	\$800	B
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 Code
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%	0-2	\$800	2022	\$7,600	1		B
		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		B
	Fixtures								
	Generic	100%							B
		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 : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$197,800	
Interior Architecture		\$120,100	
Electrical		\$36,500	
Mechanical		\$37,900	
Total		\$392,400	
Priority A		\$197,800	
Priority B		\$117,600	
Priority C		\$76,900	
Total		\$392,400	

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$67,700			
Interior Architecture	\$53,700			
Electrical	\$10,300	\$900	\$600	\$16,200
Mechanical	\$21,300	\$2,000	\$4,700	\$5,100
Total	\$153,100	\$2,900	\$5,300	\$21,200
Priority A	\$67,700			
Priority B	\$48,200	\$2,900	\$5,300	\$21,200
Priority C	\$37,200			
Total	\$153,100	\$2,900	\$5,300	\$21,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG L - POWER PLANT
Asset # : 2394

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$131,100	LIFE	* *	5	\$22,900	A
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	* *			A
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Steel	20%	Now	\$31,900	2049	* *	5	\$4,000	A
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	\$66,800	2049	* *	5	\$12,600	A
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	\$600	LIFE	* *	5	\$400	A
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	40%	Now	\$600	LIFE	* *	5	\$200	A
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Corners								
Wood Cornice	50%	Now	\$2,100	2034	* *	5	\$1,500	A
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 Code
Exterior								
Roof								
Built-Up (BUR)	25%	Now	\$8,900	2034	* *			A
	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	\$23,400	2052	* *			A
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
Interior								
Floors								
Cast in Place Concrete	60%	2-4	\$7,300	LIFE	* *	5	\$16,100	C
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Wood	40%	Now	\$76,900	2052	* *	5	\$4,600	C
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Interior Walls								
Concrete Masonry Unit	10%	0-2	\$1,500	LIFE	* *	5	\$300	C
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Brick	5%	0-2	\$600	LIFE	* *			C
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Plaster	70%	Now	\$18,600	LIFE	* *	5	\$1,500	C
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 75%							
	Location : Throughout							
Plywood/Hardboard	10%	Now	\$2,800	LIFE	* *			C
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
SGFT/Glazed Masonry	5%	Now	\$6,400	LIFE	* *			C
	Punct/Tear/Impact Damage, 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
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 Code

Interior

Ceilings

Exposed Struc: Steel 5% 4+ \$4,800 LIFE * * B

Corrosion/Rusting, Extent : Light, Area Affected : 10%
Location : Throughout

Masonry: Infill Arch 35% Now \$11,700 LIFE * * B

Broken/Missing Elements, Extent : Light, Area Affected : 10%
Location : Throughout

Plaster 60% Now \$43,200 LIFE * * 5 \$3,600 B

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 Code

Over 600 Volts

Service Equipment

Fused Disc Sw 100% 2024 \$34,100 3 B

Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room
Explanation : No Nameplate Ratings Available

Transformers

Dry Type 100% 2022 \$34,000 3 \$100 B

Other Observation, Extent : Moderate, Area Affected : 100%
Location : Second Floor Electrical Room
Explanation : Two 750 Kva 4160 - 480/277 V

Feeders

Cable 100% 2023 \$1,000 1 B

Raceway

Conduit 100% 2024 \$3,600 1 B

Under 600 Volts

Service Equipment

Molded Case Bkrs 100% 2024 \$1,600 5 \$200 B

Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room
Explanation : 2- Main Service Switches Rated @ 1600 Amperes

Transformers

Dry Type 100% 2022 \$14,200 5 B

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 \$3,000 2054 * * 5 B

On Extended Life, Extent : Moderate, Area Affected : 20%
Location : Mech Room In Basement

Molded Case Bkrs 80% 2024 \$12,100 5 \$200 B

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 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 Code
Under 600 Volts								
Raceway								
Conduit	10%			2034	* *	1		B
Conduit	90%			2024	\$5,400	1		B
Panelboards								
Fused Disc Sw	10%			2032	* *	5		B
Fused Toggle Switch	35%	2-4	\$4,000	2049	* *	5		B
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement And Second Floor</i>								
Molded Case Bkrs	5%			2032	* *	5		B
Molded Case Bkrs	50%			2023	\$5,700	5	\$100	B
Wiring								
Braided Cloth	50%	2-4	\$2,800	2049	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2034	* *	1		B
Thermoplastic	40%			2024	\$2,200	1		B
Motor Controllers								
Locally Mounted	10%			2022	\$500	5		B
Motor Control Center	90%			2037	* *	5	\$200	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	90%			2019	\$36,500	10	\$6,800	B
<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	10%			2019	\$4,100	2		B
Exterior Lighting								
Incandescent	100%			2019	\$4,600	2		B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2027	* *	5	\$100	B
Alarm								
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$5,700	B
<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 Code
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
Heating								
Conversion Equipment								
Steam Boiler	100%	0-2	\$37,900	2044	* *	1	\$7,300	B
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : 2 Units - Basement								
Distribution								
Steam Piping/Pump	100%	Now	\$10,900	2044	* *	4	\$400	B
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Basement								
Terminal Devices								
Convactor/Radiator	100%			2029	* *	1	\$2,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2027	* *	1	\$8,900	B
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Chiller Room - First Floor								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : 4 Units Providing Chilled Water To Other Nearby Buildings								
Distribution								
Chilled Wtr Pipe/Pump	100%	Now	\$7,600	2044	* *	4	\$400	B
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Heat Rejection								
Water Cool Tower	100%			2022	\$22,400	2	\$8,300	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building L								
Explanation : Not Accessible At Time Of Survey								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,600	B
Exhaust Fans								
Roof	30%			2019	\$1,900	2	\$100	B
Wall Unit	70%			2024	\$8,300	2	\$200	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2037	* *	1		B
Water Heater								
Electric	100%			2019	\$1,200	4		B
HW Heat Exchanger								
Low Temp	100%			2034	* *	4	\$800	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B

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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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Plumbing

Fixtures

Generic

100%

B

Obsolete Fixtures, Extent : Severe, Area Affected : 100%

Location : 1st Floor

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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**Total**

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture				
Interior Architecture		\$600		\$700
Electrical				
Mechanical			\$300	
Total		\$600	\$400	\$700
Priority A				
Priority B		\$100	\$300	
Priority C		\$500		\$700
Total		\$600	\$400	\$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
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 Code
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	* *	5	\$1,300	A
Windows								
Wood	100%			2040	* *	5	\$900	A
Roof								
Slate	100%			LIFE	* *			A
Interior								
Floors								
Ceramic Tile	5%			2033	* *	5	\$100	C
Quarry Tile	45%			2037	* *	5	\$1,000	C
Wood	50%			2039	* *	5	\$1,400	C
Interior Walls								
Gypsum Board	20%			LIFE	* *	5	\$100	C
Masonry: Brick	10%			LIFE	* *			C
Marble Panels	5%			LIFE	* *			C
Wood	65%			LIFE	* *	5	\$2,300	C
Ceilings								
AcousTileSusp.Lay-In	15%			2037	* *	5	\$200	B
Plaster	10%			LIFE	* *	5	\$100	B
Wood	75%			LIFE	* *	5	\$9,800	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	* *	5		B
Raceway								
Conduit	100%			2034	* *	1		B
Panelboards								
Molded Case Bkrs	100%			2032	* *	5		B
Wiring								
Thermoplastic	100%			2034	* *	1		B
Motor Controllers								
Locally Mounted	100%			2029	* *	5		B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Incandescent	100%			2024	\$8,200	2		B
Egress Lighting								
Emergency, Battery	50%			2024	\$200	10	\$100	B
Exit, Service	50%			2024	\$100	1		B
Exterior Lighting								
HID	100%			2024	\$700	10		B

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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 N - EDUCATION CENTER
Asset # : 2243

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)		Code

Alarm

Security System									
Under Construction	100%								D
Fire/Smoke Detection									
Under Construction	100%								D

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)		Code

Heating

Energy Source									
Campus Steam	100%				2034	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Building L</i>									
<i>Explanation : Steam From Power House</i>									

Air Conditioning

Energy Source									
Electricity	100%				2032	**	1		B
Conversion Equipment									
Int Pkg Unit - Heating/Cooling	100%				2022	\$20,700	2	\$100	B
Distribution									
Ductwork/Diffusers	100%				LIFE	**	2	\$1,300	B

Ventilation

Distribution									
Ductwork/Diffusers	5%				LIFE	**	2-5		B
No Component	95%								D
Exhaust Fans									
Interior	5%				2024	\$100	2		B
No Component	95%								D

Plumbing

H/C Water Piping									
Brass/Copper	100%				2034	**	1		B
Sanitary Piping									
Cast Iron	100%				LIFE	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : 1st Floor</i>									
<i>Explanation : Could Not Verify The Drainage Trap But There Is A Bathroom On Premises</i>									

Fixtures									
Generic	100%								B

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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**

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$56,000			\$4,700
Interior Architecture	\$20,800	\$400		
Electrical	\$1,500	\$1,500	\$1,100	\$1,100
Mechanical	\$3,100	\$6,600	\$4,300	\$5,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$85,400	\$12,500	\$9,300	\$15,400
Priority A	\$56,000			\$4,700
Priority B	\$29,300	\$12,100	\$9,300	\$10,800
Priority C		\$400		
Total	\$85,400	\$12,500	\$9,300	\$15,400



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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG P

Asset # : 2395

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Exterior

Exterior Walls

Alum/Vinyl Siding	10%			2044	**	10	\$1,000	A
Masonry: Brick	70%			LIFE	**	5	\$22,100	A
Masonry: Limestone	10%	2-4	\$17,900	LIFE	**	5	\$2,400	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Throughout</i>								
Pre-Cast Concrete	10%	4+	\$5,400	LIFE	**	5	\$10,300	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Throughout</i>								

Windows

Wood	100%			2046	**	5	\$65,400	A
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Parapets

Metal Cornice	100%			2052	**	10	\$7,600	A
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Roof

Clay Tile	80%			2044	**	10	\$18,700	A
Modified Bitumen	20%			2029	**	10	\$4,700	A

Interior

Floors

Granite Panels	90%			LIFE	**	5	\$22,500	C
Vinyl Tile	10%			2029	**	3	\$1,200	C

Interior Walls

Gypsum Board	100%			LIFE	**	5	\$19,500	C
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Ceilings

AcousTileConcealSpLn	100%			2041	**	5	\$41,600	B
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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 Code

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2050	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room Explanation : One 400 Amps Main Disconnect Switch</i>								

Transformers

Dry Type	100%			2041	**	5	\$100	B
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Switchgear / Switchboard

Molded Case Bkrs	100%			2050	**	5	\$500	B
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Raceway

Conduit	100%			2050	**	1		B
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Panelboards

Fused Disc Sw	5%			2046	**	5		B
Molded Case Bkrs	95%			2046	**	5	\$500	B

Wiring

Thermoplastic	100%			2050	**	1		B
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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG P

Asset # : 2395

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2041	* *	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$300	B
Lighting								
Interior Lighting								
Fluorescent	65%			2032	* *	10	\$13,300	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : T-8 Lamps</i>					
Fluorescent	10%			2032	* *	10	\$2,000	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Staircases, Lobby & Hallway</i>					
			<i>Explanation : T-5 Lamps</i>					
Fluorescent	5%			2032	* *	10	\$1,000	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement And Mechanical Room</i>					
			<i>Explanation : T-12 Lamps</i>					
Incandescent	20%			2032	* *	2	\$100	B
Egress Lighting								
Emergency, Battery	60%			2032	* *	10	\$3,200	B
Exit, LED	35%			2059	* *	1		B
Exit, Service	5%			2032	* *	1		B
Alarm								
Fire/Smoke Detection								
Generic	100%			2032	* *	1-3	\$12,300	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		B
Conversion Equipment								
Hot Water Boiler	100%			2037	* *	1	\$11,000	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room - Basement								
Explanation : Not Accessible								
Distribution								
Hot Wtr Piping/Pump	100%			2040	* *	4	\$1,600	B
Terminal Devices								
Convactor/Radiator	90%			2037	* *	1	\$6,500	B
Unit Heater-Stm/HW	10%			2029	* *	4	\$300	B

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG P

Asset # : 2395

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		B
Terminal Devices								
Fan Coil - Cool/Heat	100%			2029	* *	1	\$7,200	B
Heat Rejection								
Air Condenser Unit	100%			2029	* *	2	\$15,500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Side Yard</i>								
<i>Explanation : 4 Units, R -22</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$12,400	B
Exhaust Fans								
Interior	100%			2029	* *	2	\$700	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		B
Water Heater								
Gas Fired	100%			2022	\$5,400	2	\$300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : No Access At Time Of Survey</i>								
HW Heat Exchanger								
Under Construction	100%							D
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2029	* *	4	\$2,500	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B, 1-3</i>								
<i>Explanation : 1 Unit</i>								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$136,100	\$51,600
Total	\$136,100	\$51,600
Priority A	\$136,100	\$51,600
Total	\$136,100	\$51,600

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$46,100			
Interior Architecture		\$11,400	\$600	
Electrical	\$900	\$1,200	\$900	\$4,700
Mechanical	\$3,200	\$1,800	\$4,800	\$2,500
Total	\$50,200	\$14,400	\$6,300	\$7,300
Priority A	\$46,100			
Priority B	\$4,100	\$3,000	\$5,600	\$7,300
Priority C		\$11,400	\$600	
Total	\$50,200	\$14,400	\$6,300	\$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.

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 Code
Exterior								
Exterior Walls								
Masonry: Brick	65%			LIFE	**	5	\$27,000	A
Masonry: Granite	2%			LIFE	**	5	\$600	A
Masonry: Marble	18%	Now	\$81,200	LIFE	**	5	\$5,600	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
Metal Panel	10%	Now	\$5,700	2034	**	5	\$7,800	A
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Hyphen Between Great Hall And F Building</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Hyphen Between Great Hall And F Buildings</i>								
Not Accessible	5%							D
Windows								
Wood	100%	2-4	\$54,900	2032	**	5	\$51,600	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Hyphen To F Building</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hyphen To F Building</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Hyphen To F Building</i>								
Parapets								
Masonry: Brick	90%	Now	\$5,200	LIFE	**	5	\$900	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Masonry: Marble	10%	0-2	\$2,000	LIFE	**	5	\$100	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
Roof								
Modified Bitumen	100%	Now	\$33,300	2029	**			A
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Hyphen And Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Hyphen</i>								
Interior								
Floors								
Carpet	90%			2023	\$276,800	3	\$34,300	C
Cast in Place Concrete	5%			LIFE	**	5	\$2,800	C
Ceramic Tile	5%			2033	**	5	\$1,300	C
Interior Walls								
Gypsum Board	75%			LIFE	**	5	\$6,400	C
Wood	25%			LIFE	**	5	\$14,200	C
Ceilings								
Gypsum Board	30%			LIFE	**	5	\$9,500	B
Plaster	70%			LIFE	**	5	\$11,100	B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$34,100	3		B
	<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	\$34,000	3	\$100	B
	<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	\$1,000	1		B
Raceway								
Conduit	100%			2024	\$3,600	1		B
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$30,300	5	\$300	B
Raceway								
Conduit	80%			2044	* *	1		B
Conduit	20%			2034	* *	1		B
Panelboards								
Molded Case Bkrs	30%			2032	* *	5	\$100	B
Molded Case Bkrs	70%			2040	* *	5	\$200	B
Wiring								
Thermoplastic	80%			2044	* *	1		B
Thermoplastic	20%			2034	* *	1		B
Motor Controllers								
Locally Mounted	100%			2029	* *	5	\$100	B
Lighting								
Interior Lighting								
Fluorescent	10%			2029	* *	10	\$1,600	B
	<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
Incandescent	90%			2029	* *	2	\$300	B
Egress Lighting								
Emergency, Battery	50%			2029	* *	10	\$2,100	B
Exit, Service	50%			2029	* *	1		B
Exterior Lighting								
HID	100%			2024	\$4,300	10		B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2029	* *	1	\$1,400	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : C C T V Surveillance Cameras</i>							

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Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

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 Code

Alarm

Fire/Smoke Detection
Generic

100% 2029 * * 1-3 \$7,700 B
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 Code

Heating

Energy Source
Campus Steam

100% 2034 * * 1 B
Other Observation, Extent : Light, Area Affected : 100%
Location : Building L
Explanation : Steam From Power House

Distribution

Steam Piping/Pump 100% 2034 * * 4 \$800 B

Terminal Devices

Air Handler 20% 2024 \$17,400 1 \$2,100 B
 Convector/Radiator 80% 2029 * * 1 \$4,400 B

Air Conditioning

Energy Source
District C.W.

70% 2034 * * 1 B
Other Observation, Extent : Light, Area Affected : 60%
Location : Building L
Explanation : Chilled Water From Power House

Electricity 30% 2032 * * 1 B

Conversion Equipment

Reciprocating 30% 2024 \$16,400 1 \$2,400 B
 Compr/Chiller
R-22 Refrigerant, Extent : Light, Area Affected : 30%
Location : Courtyard

No Component 70% D

Distribution

Chilled Wtr Pipe/Pump 70% 2034 * * 4 \$600 B
 No Component 30% D

Terminal Devices

Air Handler/Cool/Ht 70% 2024 \$14,400 1 \$7,400 B
 No Component 30% D

Heat Rejection

Remote Air Cond 30% 2024 \$8,700 2 \$3,600 B
 No Component 70% D

Ventilation

Distribution

Ductwork/Diffusers 100% LIFE * * 2-5 \$9,500 B

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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 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 Code
Ventilation									
	Exhaust Fans								
	Interior	100%			2024	\$17,800	2	\$500	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	* *	1		B
	Water Heater								
	Electric	30%			2019	\$700	4		B
	No Component	70%							D
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : Building G								
	Explanation : Hot Water From Adjacent Building								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%	Now	\$400	LIFE	* *	1		B
	Broken, Extent : Severe, Area Affected : 2%								
	Location : Basement								
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Sprinkler								
	No Component	50%							D
	Generic	50%			2034	* *	1-2	\$2,400	B

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$343,600	\$36,800
Interior Architecture		\$173,800	
Electrical			\$9,100
Total		\$517,400	\$45,800
Priority A		\$343,600	\$36,800
Priority B		\$134,000	\$9,100
Priority C		\$39,900	
Total		\$517,400	\$45,800

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$46,900			\$20,800
Interior Architecture	\$28,400	\$2,100	\$300	\$8,900
Electrical	\$900	\$1,300	\$900	\$44,000
Mechanical	\$4,700	\$2,700	\$4,400	\$5,500
Total	\$80,900	\$6,100	\$5,600	\$79,300
Priority A	\$46,900			\$20,800
Priority B	\$10,400	\$4,100	\$5,300	\$49,500
Priority C	\$23,600	\$2,100	\$300	\$8,900
Total	\$80,900	\$6,100	\$5,600	\$79,300



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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 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 Code	
Exterior									
Exterior Walls									
Cast in Place Concrete	5%			LIFE	**	5	\$11,500	A	
Copper/Terne	3%	4+	\$12,500	2044	**			A	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Horizontal Bands									
Masonry: Brick	80%	Now	\$210,200	LIFE	**	5	\$36,800	A	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Northwest Corner									
Masonry: Limestone	2%	Now	\$9,500	LIFE	**	5	\$700	A	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Horizontal Bands									
Masonry: Marble	10%	2-4	\$25,000	LIFE	**	5	\$3,400	A	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%									
Location : Throughout									
Windows									
Wood	15%			2040	**	5	\$5,200	A	
Wood	85%	2-4	\$77,800	2049	**	5	\$14,600	A	
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	A	
Wood Cornice	50%			2034	**	5-10	\$47,400	A	
Roof									
Copper/Terne	100%			2059	**	10	\$55,600	A	
Interior									
Floors									
Carpet	65%	2-4	\$10,800	2020	\$216,000	3	\$26,800	C	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%									
Location : Throughout									
Quarry Tile	10%			2037	**	5	\$4,100	C	
Wood	25%	Now	\$10,700	2039	**	5	\$6,400	C	
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 Code
Interior									
Interior Walls									
	Ceramic Tile	5%			2033	* *	5	\$700	C
	Gypsum Board	10%			LIFE	* *	5	\$800	C
Recent Replace Evident, Extent : Moderate, Area Affected : 100%									
Location : Basement Under Front Steps									
	Masonry: Brick	40%	2-4	\$39,900	LIFE	* *			C
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Plaster	25%			LIFE	* *	5	\$1,000	C
	Plaster	20%	Now	\$2,100	LIFE	* *	5	\$800	C
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	\$98,100	LIFE	* *			B
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Masonry: Infill Arch	5%	4+	\$4,800	LIFE	* *			B
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Plaster	35%	Now	\$35,900	LIFE	* *	5	\$6,000	B
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 Code
Over 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2034	* *	3	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : No Available Nameplate Ratings									
Transformers									
	Dry Type	100%			2029	* *	3	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : 750 Kva, 4160/208/120 Volts									
Feeders									
	Cable	100%			2032	* *	1		B
Raceway									
	Conduit	100%			2034	* *	1		B

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 Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2044	* *	5	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Protector Rated @ 1200 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2044	* *	5	\$400	B
Raceway								
Conduit	100%			2044	* *	1		B
Panelboards								
Molded Case Bkrs	100%			2040	* *	5	\$400	B
Wiring								
Thermoplastic	100%			2044	* *	1		B
Motor Controllers								
Locally Mounted	100%			2037	* *	5	\$100	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	10%			2024	\$9,100	10	\$1,700	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	40%			2029	* *	10	\$6,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Compact Fluorescent Light Fixtrures</i>								
HID	10%			2029	* *	10	\$100	B
HID	10%			2019	\$6,400	10	\$100	B
Incandescent	30%			2019	\$27,200	2	\$100	B
Egress Lighting								
Emergency, Battery	50%			2029	* *	10	\$2,200	B
Exit, Service	50%			2029	* *	1		B
Exterior Lighting								
HID	100%			2029	* *	10	\$100	B
Alarm								
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$10,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Horns, Manual Pull Stations And 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 Code

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
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 Code
Heating									
	Energy Source								
	Campus Steam	100%			2034	* *	1		B
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout						
			Explanation : Steam From Power House Building " L "						
	Distribution								
	Steam Piping/Pump	100%			2044	* *	4	\$1,400	B
	Terminal Devices								
	Air Handler	100%			2029	* *	1	\$11,400	B
Air Conditioning									
	Energy Source								
	District C.W.	100%			2034	* *	1		B
			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	\$1,400	B
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2029	* *	1	\$11,400	B
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$10,200	B
	Exhaust Fans								
	Interior	100%			2029	* *	2	\$600	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	* *	1		B
	Water Heater								
	Electric	100%			2019	\$2,700	4	\$100	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2024	\$10,500	4	\$2,500	B
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Sprinkler								
	Generic	100%			2044	* *	1-2	\$5,100	B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$61,200	
Interior Architecture		\$37,800	
Total		\$99,000	
Priority A		\$61,200	
Priority B		\$37,800	
Total		\$99,000	

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$44,800			
Interior Architecture	\$38,600			
Electrical	\$200	\$300	\$300	\$16,700
Mechanical	\$400	\$400	\$300	\$2,000
Total	\$84,000	\$700	\$700	\$18,600
Priority A	\$44,800			
Priority B	\$700	\$700	\$700	\$18,600
Priority C	\$38,600			
Total	\$84,000	\$700	\$700	\$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
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 Code	
Exterior									
Exterior Walls									
Masonry: Brick	100%	Now	\$26,300	LIFE	**	5	\$3,100	A	
Cracking/Crumbling, Extent : Light, Area Affected : 30%									
Location : Throughout									
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 60%									
Location : Throughout									
Windows									
Wood	100%	Now	\$61,200	2049	**	5	\$11,500	A	
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	\$600	2039	**			A	
Broken/Missing Elements, Extent : Severe, Area Affected : 60%									
Location : Throughout									
Wood Cornice	50%	Now	\$1,000	2054	**	5	\$200	A	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Roof									
Metal Panel	100%	0-2	\$16,800	2037	**			A	
Corrosion/Rusting, Extent : Severe, Area Affected : 25%									
Location : Throughout									
Interior									
Floors									
Cast in Place Concrete	20%	Now	\$7,800	LIFE	**	5	\$1,700	C	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Wood	80%	2-4	\$19,700	2039	**	5	\$3,000	C	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%									
Location : Throughout									
Interior Walls									
Plaster	100%	Now	\$11,100	LIFE	**	5	\$1,100	C	
Cracking/Crumbling, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Ceilings									
Plaster	100%	Now	\$37,800	LIFE	**	5	\$1,900	B	
Cracking/Crumbling, 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 Code	

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 Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2024	\$1,600	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : No Available Nameplate Ratings, Enclosure Missing</i>								
Raceway								
Conduit	100%			2024	\$6,000	1		B
Panelboards								
Molded Case Bkrs	100%			2023	\$11,500	5	\$100	B
Wiring								
Thermoplastic	100%			2024	\$5,500	1		B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	50%			2019	\$6,500	10	\$1,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Incandescent	50%			2019	\$6,500	2		B
Exterior Lighting								
Incandescent	100%			2019	\$2,200	2		B
Alarm								
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$2,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Manual Pull Stations, Alarm Bells And Strobe Lights</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 Code
Heating								
Energy Source								
Natural Gas	100%			2034	* *	1		B
Conversion Equipment								
Steam Boiler	100%			2029	* *	1	\$2,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Steam Piping/Pump	100%			2024	\$17,400	4	\$200	B
Terminal Devices								
Convactor/Radiator	100%			2022	\$23,600	1	\$900	B
Air Conditioning								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG X - GOVERNORS HOUSE
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 Code
Air Conditioning									
	Energy Source								
	Electricity	100%			2032	* *	1		B
	Conversion Equipment								
	Window/Wall Unit	20%			2019	\$1,000	1		B
	No Component	80%							D
Plumbing									
	H/C Water Piping								
	Brass/Copper	40%			2034	* *	1		B
	Galv Iron/Steel	60%			2022	\$4,500	1		B
	Water Heater								
	Gas Fired	100%			2019	\$600	2		B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B
	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 : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$134,500	\$92,800
Total	\$134,500	\$92,800
Priority A	\$134,500	\$92,800
Total	\$134,500	\$92,800

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$23,300			
Interior Architecture	\$3,100			
Electrical				
Mechanical	\$1,300	\$200	\$300	\$200
Total	\$27,600	\$300	\$300	\$300
Priority A	\$23,300			
Priority B	\$1,700	\$300	\$300	\$300
Priority C	\$2,700			
Total	\$27,600	\$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 Code
Exterior								
Exterior Walls								
Cast in Place Concrete	40%	2-4	\$14,700	LIFE	* *	5	\$13,800	A
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Glass: Special Gauge	40%	2-4	\$57,300	LIFE	* *	1		A
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Brick	20%	2-4	\$7,900	LIFE	* *	5	\$1,400	A
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Windows								
Metal Louvers	5%	2-4		2033	* *			A
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Wood	5%	2-4		2040	* *	5	\$100	A
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Throughout							
No Component	90%							D
Roof								
Slate	10%	2-4	\$600	LIFE	* *			A
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Sloped Glazing	90%	0-2	\$77,300	LIFE	* *	5	\$92,800	A
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Interior								
Floors								
Cast in Place Concrete	20%	2-4	\$800	LIFE	* *	5	\$1,800	C
	Misaligned/Bulging, Extent : Light, Area Affected : 10%							
	Location : Entrances To Each Wing From Rotunda							
Panel/Paver: Cer/Brk	20%	2-4	\$1,800	2032	* *	5	\$900	C
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
No Component	60%							D
Ceilings								
Gypsum Board	10%	4+	\$400	LIFE	* *	5	\$500	B
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
No Component	90%							D

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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 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 Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	* *	5		B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Mechanical And Electrical Room								
Explanation : Main Service Switch Rated @ 200 Amperes								
Raceway								
Conduit	100%			2034	* *	1		B
Panelboards								
Molded Case Bkrs	100%			2032	* *	5	\$100	B
Wiring								
Thermoplastic	100%			2034	* *	1		B
Motor Controllers								
Locally Mounted	100%			2029	* *	5		B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	10%			2024	\$600	10	\$300	B
T-8 Lamps, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
HID	90%			2024	\$800	10	\$100	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		B
Conversion Equipment								
Hot Water Boiler	100%			2037	* *	1	\$1,400	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : (2) Gas Fired Hot Water Boilers								
Distribution								
Ductwork/Diffusers	30%	0-2	\$600	LIFE	* *	2-5	\$500	B
Damaged, Extent : Severe, Area Affected : 30%								
Location : Throughout, Deteriorated Nylon Supply Air Duct								
Hot Wtr Piping/Pump	70%	0-2	\$500	2040	* *	4	\$100	B
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Utility Room, 1 Of 2 Hot Water Pump Defective								
Terminal Devices								
Convactor/Radiator	50%			2037	* *	1	\$500	B
Fan Coil Unit/Heat	50%			2029	* *	1	\$500	B
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 Code
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		B
	Water Heater								
	Gas Fired	100%			2022	\$600	2		B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Backflow Preventer								
	Generic	100%			2029	* *	1	\$200	B
		Other Observation, Extent : Light, Area Affected : 75%							
		Location : Utility Room							
		Explanation : Serves Boiler							
Fixtures									
	Generic	100%							B
		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 : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Interior Architecture	\$71,800	
Total	\$71,800	
Priority C	\$71,800	
Total	\$71,800	

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$66,200			
Interior Architecture	\$17,800			
Electrical				
Mechanical	\$800			
Total	\$84,800			
Priority A	\$66,200			
Priority B	\$11,500			
Priority C	\$7,100			
Total	\$84,800			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN 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 Code
Exterior									
Exterior Walls	Stucco Cement	80%	0-2	\$27,200	2037	* *	5	\$6,200	A
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Wood	20%	0-2	\$15,700	2037	* *	5	\$3,100	A
		Deteriorated Finish, Extent : Severe, Area Affected : 50%							
		Location : Thoughout Walls And Folding Doors							
Windows									
	Wood	5%			2040	* *	5	\$200	A
	No Component	95%							D
Roof									
	Clay Tile	100%	Now	\$23,300	2044	* *			A
		Broken/Missing Elements, Extent : Light, Area Affected : 20%							
		Location : Throughout							
Interior									
Floors									
	Cast in Place Concrete	10%	Now	\$700	LIFE	* *	5	\$1,600	C
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Panel/Paver: Cer/Brk	90%	Now	\$71,800	2040	* *	5	\$7,200	C
		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	\$6,400	LIFE	* *	5	\$1,300	C
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
Ceilings									
	Exposed Struc: Wood	100%	2-4	\$10,700	LIFE	* *			B
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2037	* *	5		B
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 Code
Under 600 Volts									
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2044	* *	5		B
	Raceway								
	Conduit	100%			2044	* *	1		B
	Panelboards								
	Molded Case Bkrs	100%			2040	* *	5	\$200	B
	Wiring								
	Thermoplastic	100%			2044	* *	1		B
Lighting									
	Interior Lighting								
	Incandescent	100%			2029	* *	2	\$100	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
H/C Water Piping Brass/Copper	100%			2044	* *	1		B
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Sewage Ejector(s) Electric	100%			2024	\$10,500	4	\$2,500	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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**

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$8,600			\$600
Interior Architecture	\$15,400	\$100		
Electrical	\$4,400	\$200	\$100	\$12,500
Mechanical	\$400	\$300	\$300	\$1,200
Total	\$28,700	\$600	\$500	\$14,300
Priority A	\$8,600			\$600
Priority B	\$4,700	\$500	\$500	\$13,700
Priority C	\$15,400	\$100		
Total	\$28,700	\$600	\$500	\$14,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
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 Code
Exterior								
Exterior Walls								
Masonry: Brick	92%			LIFE	* *	5	\$4,400	A
Masonry: Limestone	2%			LIFE	* *	5	\$100	A
Slate Panels	1%			LIFE	* *	5		A
Wood	5%			2029	* *	5	\$1,200	A
Windows								
Wood	100%	2-4	\$3,500	2040	* *	5	\$6,600	A
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Parapets								
Wood Cornice	100%	2-4	\$5,100	2034	* *	5	\$6,000	A
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Roof								
Modified Bitumen	10%			2024	\$3,400	10	\$600	A
Slate	50%			LIFE	* *			A
Not Accessible	40%							D
Interior								
Floors								
Cast in Place Concrete	8%	2-4	\$100	LIFE	* *	5	\$600	C
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceramic Tile	5%			2027	* *	5	\$200	C
Vinyl Tile	2%	2-4	\$600	2034	* *	3		C
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Wood	85%	2-4	\$9,200	2052	* *	5	\$2,800	C
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Interior Walls								
Masonry: Brick	20%	2-4	\$1,300	LIFE	* *			C
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	80%	2-4	\$4,200	LIFE	* *	5	\$800	C
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Ceilings								
Plaster	100%			LIFE	* *	5	\$2,200	B
Electrical								
Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Service Switch Rated @ 100 Amperes</i>								
Transformers								
Dry Type	100%			2037	* *	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 75 Kva 480-208/120 V</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2044	* *	5	\$100	B
Raceway								
Conduit	80%			2024	\$4,800	1		B
Conduit	20%			2044	* *	1		B
Panelboards								
Fused Disc Sw	30%			2040	* *	5		B
Molded Case Bkrs	70%			2040	* *	5	\$100	B
Wiring								
Braided Cloth	60%	2-4	\$3,300	2049	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	40%			2044	* *	1		B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	* *	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	20%			2019	\$2,300	10	\$400	B
<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	20%			2019	\$2,300	10	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Incandescent	60%			2019	\$6,800	2		B
Alarm								
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$1,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detector</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 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 Code
Heating								
Energy Source								
Natural Gas	100%			2034	* *	1		B
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	\$2,300	B
<i>Boiler Used For Hot Water, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Steam Piping/Pump	100%			2024	\$15,300	4	\$200	B
Terminal Devices								
Convactor/Radiator	100%			2022	\$20,700	1	\$800	B
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		B
Conversion Equipment								
Window/Wall Unit	20%			2019	\$900	1		B
No Component	80%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2024	\$6,600	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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**

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$14,100			
Interior Architecture	\$7,700			
Electrical	\$200	\$300	\$200	\$5,000
Mechanical	\$200	\$100	\$100	\$13,100
Total	\$22,200	\$500	\$400	\$18,100
Priority A	\$14,100			
Priority B	\$400	\$500	\$400	\$18,100
Priority C	\$7,700			
Total	\$22,200	\$500	\$400	\$18,100



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	87%	2-4	\$3,500	LIFE	* *	5	\$2,200	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	2%	2-4	\$600	LIFE	* *	5		A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Slate Panels	1%	2-4	\$100	LIFE	* *	5		A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	10%	0-2	\$1,400	2029	* *	5	\$600	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Wood	100%	2-4	\$1,000	2040	* *	5	\$900	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Cornice	100%	2-4	\$7,400	2039	* *			A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Copper/Terne	50%			2052	* *	10	\$1,500	A
Slate	50%			LIFE	* *			A
Interior								
Floors								
Cast in Place Concrete	5%	2-4	\$100	LIFE	* *	5	\$200	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	2-4	\$200	2033	* *	5	\$100	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	90%	4+	\$6,800	2052	* *	5	\$1,900	C
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Gypsum Board	100%	2-4	\$600	LIFE	* *	5	\$800	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
Gypsum Board	100%			LIFE	* *	5	\$2,800	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
Under 600 Volts								
Raceway								
Conduit	100%			2034	* *	1		B
Panelboards								
Molded Case Bkrs	100%			2032	* *	5	\$100	B
Wiring								
Thermoplastic	100%			2034	* *	1		B
Lighting								
Interior Lighting								
Fluorescent	10%			2019	\$800	10	\$100	B
	<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Fluorescent	60%			2024	\$4,800	10	\$800	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : Compact Fluorescent Fixtures</i>							
Incandescent	30%			2019	\$2,400	2		B
Egress Lighting								
Emergency, Battery	50%			2024	\$300	10	\$200	B
Exit, Service	50%			2024	\$100	1		B
Exterior Lighting								
Incandescent	100%			2019	\$1,400	2		B
Alarm								
Security System								
Generic	100%			2029	* *	1	\$1,000	B
	<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	\$1,600	B
	<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 Code
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		B
Conversion Equipment								
Hot Water Boiler	100%			2037	* *	1	\$700	B
	<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	B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
Heating									
	Terminal Devices								
	Convector/Radiator	100%			2029	* *	1	\$500	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2032	* *	1		B
	Conversion Equipment								
	Window/Wall Unit	20%			2019	\$600	1		B
	No Component	80%							D
Ventilation									
	Exhaust Fans								
	Roof	20%			2024	\$200	2		B
	No Component	80%							D
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		B
	Water Heater								
	Gas Fired	100%			2022	\$400	2		B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2019	\$11,500	4	\$1,600	B
	Fixtures								
	Generic	100%							B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

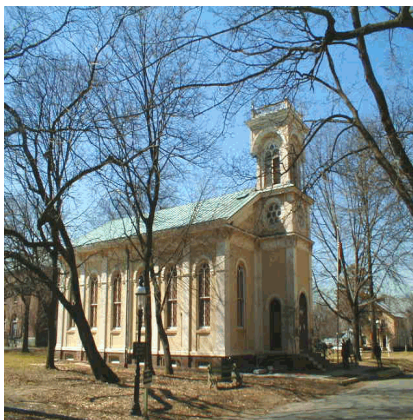
Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Electrical	\$87,100	
Mechanical		\$82,200
Total	\$87,100	\$82,200
Priority B	\$87,100	\$82,200
Total	\$87,100	\$82,200

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$55,700			
Interior Architecture	\$106,600	\$700	\$500	\$4,700
Electrical	\$700	\$700	\$500	\$31,900
Mechanical	\$2,000	\$1,000	\$1,700	\$2,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$169,000	\$6,300	\$6,700	\$42,700
Priority A	\$55,700			
Priority B	\$11,200	\$6,200	\$6,200	\$37,900
Priority C	\$102,100	\$100	\$500	\$4,700
Total	\$169,000	\$6,300	\$6,700	\$42,700



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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
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 Code
Exterior								
Exterior Walls								
Masonry: Brick	95%	4+	\$17,800	LIFE	* *	5	\$11,300	A
	Spalling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Wood	5%	4+	\$3,300	2029	* *	5	\$1,500	A
	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	A
Wood	2%	Now	\$1,300	2049	* *	5	\$200	A
	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	\$18,800	2034	* *	5	\$25,300	A
	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	A
	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	\$13,200	2052	* *			A
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Interior								
Floors								
Carpet	75%	0-2	\$100,900	2026	* *	3	\$11,400	C
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Ceramic Tile	10%			2033	* *	5	\$1,000	C
Vinyl Tile	5%			2029	* *	3	\$200	C
Wood	10%			2039	* *	5	\$1,900	C

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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 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 Code

Interior

Interior Walls

Gypsum Board

30%

LIFE

* *

5

\$1,200

C

Plaster

45%

Now

\$1,300

LIFE

* *

5

\$900

C

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Wood

25%

LIFE

* *

5

\$6,800

C

Ceilings

AcousTileConcealSpLn

10%

2037

* *

5

\$1,300

B

Gypsum Board

25%

LIFE

* *

5

\$3,200

B

Plaster

65%

Now

\$4,500

LIFE

* *

5

\$4,100

B

*Paint Peeling, Extent : Moderate, Area Affected : 5%**Location :**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

Transformers

Dry Type

100%

2029

* *

5

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 45 Kva 480-208/120v*

Switchgear / Switchboard

Molded Case Bkrs

100%

2034

* *

5

\$200

B

Raceway

Conduit

100%

2034

* *

1

B

Panelboards

Molded Case Bkrs

100%

2032

* *

5

\$200

B

Wiring

Thermoplastic

100%

2034

* *

1

B

Motor Controllers

Locally Mounted

100%

2029

* *

5

\$100

B

Ground

Grounding Devices

Not Accessible

100%

D

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN 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 Code
Lighting								
Interior Lighting								
Fluorescent	20%			2024	\$7,300	10	\$1,200	B
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
Fluorescent	30%			2024	\$11,000	10	\$1,900	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Compact Fluorescent Light Fixtures							
Incandescent	50%			2019	\$18,300	2	\$100	B
Egress Lighting								
Emergency, Battery	50%			2024	\$1,300	10	\$800	B
Exit, Service	50%			2024	\$500	1		B
Exterior Lighting								
Fluorescent	100%			2019	\$4,400	10	\$700	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Front Only							
	Explanation : Cfl (Compact Fluorescent Light Fixtures)							
Alarm								
Security System								
No Component	70%							D
Generic	30%			2019	\$7,600	1	\$900	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : Intrusion Alarm Only							
Fire/Smoke Detection								
Generic	100%			2019	\$87,100	1-3	\$5,100	B
	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 Code
Heating								
Energy Source								
Campus Steam	100%			2034	* *	1		B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Building L							
	Explanation : Steam From Power House							
Conversion Equipment								
HTHW/HW Exchanger	100%			2033	* *	2	\$400	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : 1 Unit							
Distribution								
Hot Wtr Piping/Pump	100%			2032	* *	4	\$500	B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN VETERANS MEMORIAL HALL
Asset # : 2657

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Terminal Devices								
Air Handler	60%			2024	\$22,800	1	\$2,500	B
Convactor/Radiator	40%			2029	* *	1	\$900	B
Air Conditioning								
Energy Source								
District C.W.	100%			2034	* *	1		B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building L								
Explanation : Chilled Water From Power House								
Distribution								
Chilled Wtr Pipe/Pump	100%			2034	* *	4	\$300	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2024	\$29,900	1	\$4,200	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,800	B
Exhaust Fans								
Interior	100%			2024	\$7,800	2	\$200	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		B
Water Heater								
Electric	100%			2019	\$1,100	4		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2024	\$11,500	4	\$2,500	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
Other Observation, Extent : Light, Area Affected : 100%								
Location : B, G, I								
Explanation : One Unit For Handicap								
Fire Suppression								
Sprinkler								
Generic	100%			2024	\$82,200	1-2	\$1,900	B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$68,500	\$71,000
Total	\$68,500	\$71,000
Priority A	\$68,500	\$71,000
Total	\$68,500	\$71,000

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$30,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$34,200	\$3,900	\$3,900	\$3,900
Priority A	\$30,300			
Priority B	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$34,200	\$3,900	\$3,900	\$3,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS. INST. ARTS & SCIENCES BUILDING A
Asset # : 2400

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	* *	5	\$48,500	A
	<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Masonry: Granite	5%			LIFE	* *	5	\$2,400	A
	<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Entrance Steps</i>							
Masonry: Limestone	20%			LIFE	* *	5	\$9,700	A
	<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Windows								
Wood	100%			2050	* *	5	\$71,000	A
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Parapets								
Metal Cornice	100%			2053	* *	10	\$21,600	A
Roof								
Metal Panel	98%			2038	* *	10	\$68,500	A
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Lead Coated</i>							
Skylight, Metal/Glass	2%			2045	* *	10	\$2,500	A
Interior								
Floors								
Under Construction	100%							D
Interior Walls								
Under Construction	100%							D
Ceilings								
Under Construction	100%							D

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Under Construction	100%							D
Transformers								
Under Construction	100%							D
Switchgear / Switchboard								
Under Construction	100%							D
Raceway								
Not Accessible	90%							D
Under Construction	10%							D
Panelboards								
Under Construction	100%							D

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS. INST. ARTS & SCIENCES BUILDING A
Asset # : 2400

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		Code
Under 600 Volts									
	Wiring								
	Under Construction	100%							D
Motor Controllers									
	Under Construction	100%							D
Ground									
	Grounding Devices								
	Under Construction	100%							D
Stand-by Power									
	Transfer Switches								
	Under Construction	100%							D
Generators									
	Under Construction	100%							D
Fuel Storage									
	Under Construction	100%							D
Lighting									
	Interior Lighting								
	Under Construction	100%							D
Egress Lighting									
	Under Construction	100%							D
Exterior Lighting									
	Under Construction	100%							D
Lightning Protection									
	Arresters/Cabling								
	Under Construction	100%							D
Alarm									
	Security System								
	Under Construction	100%							D
Fire/Smoke Detection									
	Under Construction	100%							D

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Under Construction	100%							D
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Throughout							
		Explanation : Entire Building Is Under Renovation							
	Conversion Equipment								
	Under Construction	100%							D
	Distribution								
	Under Construction	100%							D
	Terminal Devices								
	Under Construction	100%							D
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 Code
Air Conditioning									
	Energy Source								
	Under Construction	100%							D
	Conversion Equipment								
	Under Construction	100%							D
	Distribution								
	Under Construction	100%							D
	Terminal Devices								
	Under Construction	100%							D
	Heat Rejection								
	Under Construction	100%							D
Ventilation									
	Distribution								
	Under Construction	100%							D
	Exhaust Fans								
	Under Construction	100%							D
Plumbing									
	H/C Water Piping								
	Under Construction	100%							D
	Water Heater								
	Under Construction	100%							D
	HW Heat Exchanger								
	Under Construction	100%							D
	Sanitary Piping								
	Under Construction	100%							D
	Storm Drain Piping								
	Under Construction	100%							D
	Sump Pump(s)								
	Under Construction	100%							D
	Sewage Ejector(s)								
	Under Construction	100%							D
	Backflow Preventer								
	Under Construction	100%							D
	Fixtures								
	Under Construction	100%							D
Vertical Transport									
	Elevators								
	Under Construction	100%							D
Fire Suppression									
	Standpipe								
	Under Construction	100%							D
	Sprinkler								
	Under Construction	100%							D
	Fire Pump								
	Under Construction	100%							D
	Chemical System								
	Under Construction	100%							D

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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 : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$427,800	
Interior Architecture	\$2,197,800	
Electrical	\$87,100	
Total	\$2,712,700	
Priority A	\$427,800	
Priority B	\$551,000	
Priority C	\$1,734,000	
Total	\$2,712,700	

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$32,500			
Interior Architecture				
Electrical	\$54,600		\$100	
Total	\$87,100		\$100	
Priority A	\$32,500			
Priority B	\$54,600		\$100	
Priority C				
Total	\$87,100		\$100	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
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 Code
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$67,700	LIFE	**	5	\$23,700	A
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Granite	5%	Now	\$49,800	LIFE	**	5	\$1,100	A
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%								
Location : Entrance Steps								
Masonry: Limestone	15%	Now	\$153,100	LIFE	**	5	\$3,300	A
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	A
Parapets								
Metal Cornice	100%	Now	\$68,500	2053	**			A
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	\$88,700	2038	**			A
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	A
Interior								
Floors								
Wood	100%	Now	\$1,457,000	2065	**	5	\$35,000	C
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	\$277,000	LIFE	**	5	\$10,900	C
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Ceilings								
Plaster	100%	Now	\$463,800	LIFE	**	5	\$23,300	B
Broken/Missing Elements, 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
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 Code
Under 600 Volts									
	Raceway								
	Conduit	100%	0-2	\$22,000	2055	* *	1		B
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Panelboards									
	Fused Toggle Switch	100%	0-2	\$17,200	2050	* *	5	\$300	B
		Enclosure Corroded, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Wiring									
	Braided Cloth	100%	0-2	\$15,400	2050	* *	1		B
		Insulation Aged, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Lighting									
	Interior Lighting								
	Incandescent	100%	0-2	\$87,100	2035	* *	2	\$400	B
		Inadequate Ltg Level, Extent : Severe, Area Affected : 100%							
		Location : Throughout							

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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 : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$274,700	
Electrical		\$54,400
Mechanical		\$441,700
Total	\$274,700	\$496,100
Priority A	\$274,700	
Priority B		\$496,100
Total	\$274,700	\$496,100

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$59,200			
Interior Architecture	\$78,300		\$17,600	\$400
Electrical	\$16,400	\$900	\$900	\$1,200
Mechanical	\$10,800	\$7,500	\$11,600	\$6,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$168,600	\$12,300	\$34,000	\$12,400
Priority A	\$59,200			
Priority B	\$68,500	\$12,300	\$21,200	\$12,000
Priority C	\$40,900		\$12,800	\$400
Total	\$168,600	\$12,300	\$34,000	\$12,400



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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN 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 Code
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$148,600	LIFE	**	5	\$26,000	A
	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	\$6,900	A
Masonry: Limestone	5%	Now	\$17,900	LIFE	**	5	\$1,300	A
	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	A
Windows								
Aluminum	85%			2041	**	5	\$6,500	A
Wood	15%	Now	\$30,400	2050	**	5	\$5,700	A
	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	**	5-10	\$4,900	A
Masonry: Limestone	85%	Now	\$60,400	LIFE	**	5	\$5,100	A
	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	A
Single Ply Membrane	15%			2030	**	10	\$4,100	A
Slate	75%	Now	\$65,600	LIFE	**			A
	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	\$281,500	3	\$34,900	C
Cast in Place Concrete	15%			LIFE	**	5	\$25,500	C
Ceramic Tile	2%			2034	**	5	\$800	C
Vinyl Tile	23%			2030	**	3	\$3,300	C

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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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Interior

Interior Walls

Concrete Masonry Unit	10%			LIFE	**	5	\$3,000	C
Gypsum Board	40%			LIFE	**	5-10	\$25,800	C
Masonry: Brick	5%			LIFE	**	10	\$600	C
Plaster	45%			LIFE	**	5-10	\$14,500	C

Ceilings

AcousTileSusp.Lay-In	25%			2038	**	5	\$9,700	B
Exposed Struc: Steel	10%			LIFE	**	10	\$7,800	B
Gypsum Board	15%			LIFE	**	5-10	\$20,000	B
Plaster	40%			LIFE	**	5-10	\$26,700	B
Plywood/Hardboard	10%			2035	**	1		B

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2025	\$16,200	5	\$100	B
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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	\$20,200	5	\$600	B
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Raceway

Conduit	15%			2045	**	1		B
Conduit	85%			2025	\$18,700	1		B

Panelboards

Molded Case Bkrs	15%			2041	**	5	\$100	B
Molded Case Bkrs	85%			2024	\$14,600	5	\$500	B

Wiring

Braided Cloth	85%	2-4	\$13,100	2050	**	1		B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	15%			2045	**	1		B
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Ground

Grounding Devices

Not Accessible	100%							D
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Lighting

Interior Lighting

Fluorescent	40%			2030	**	10	\$9,500	B
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T-8 Lamps, Extent : Moderate, Area Affected : 100%

Location : Office Areas

Fluorescent	10%			2020	\$9,100	10	\$2,400	B
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T-12 Lamps, Extent : Moderate, Area Affected : 100%

Location : Attic

Incandescent	50%			2025	\$45,300	2	\$300	B
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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 Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Egress Lighting								
Emergency, Battery	50%			2030	* *	10	\$3,100	B
Exit, Service	40%			2030	* *	1		B
Exit, Service	10%			2020	\$400	1		B
Exterior Lighting								
HID	100%			2030	* *	10	\$100	B
Alarm								
Security System								
Generic	100%			2030	* *	1	\$8,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Alarm System Is Incorporated To The Intrusion Alarm System</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Electricity	5%			2045	* *	1		B
Natural Gas	95%			2045	* *	1		B
Conversion Equipment								
Radiant Heater	5%			2030	* *	2	\$600	B
Steam Boiler	95%			2038	* *	1	\$24,400	B
Distribution								
Steam Piping/Pump	95%			2045	* *	4	\$1,800	B
No Component	5%							D
Terminal Devices								
Convactor/Radiator	70%			2030	* *	1	\$5,900	B
Fan Coil Unit/Heat	25%			2025	\$91,900	1	\$2,100	B
No Component	5%							D
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		B
Conversion Equipment								
Split Unit	80%			2025	\$90,700			B
<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%							D
Distribution								
Ductwork/Diffusers	80%			LIFE	* *	2	\$33,700	B
No Component	20%							D
Terminal Devices								
Fan Coil - Cooling	60%			2025	\$90,800	1	\$5,000	B
Fan Coil - Cool/Heat	20%			2025	\$74,400	1	\$1,700	B
No Component	20%							D

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
Air Conditioning								
Heat Rejection								
Remote Air Cond	80%			2025	\$93,900	2	\$14,400	B
No Component	20%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		B
Water Heater								
Gas Fired	100%			2023	\$5,700	2	\$400	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2030	* *	4	\$1,600	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
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 : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$270,700	\$411,700
Interior Architecture		\$74,900	
Total		\$345,500	\$411,700
Priority A		\$270,700	\$411,700
Priority C		\$74,900	
Total		\$345,500	\$411,700

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$21,900		\$34,600	
Interior Architecture	\$99,300			\$1,600
Electrical	\$500	\$300	\$100	\$100
Mechanical	\$8,700	\$4,300	\$6,700	\$2,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$134,400	\$8,600	\$45,300	\$8,700
Priority A	\$21,900		\$34,600	
Priority B	\$70,900	\$8,600	\$10,700	\$7,000
Priority C	\$41,600			\$1,600
Total	\$134,400	\$8,600	\$45,300	\$8,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
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 Code	
Exterior									
Exterior Walls									
Masonry: Brick	65%			LIFE	**	5	\$359,800	A	
Masonry: Fieldstone	20%	0-2	\$90,700	LIFE	**	5	\$41,500	A	
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	A	
Wood	5%			2038	**	5	\$69,200	A	
Windows									
Wood	100%			2041	**	5	\$33,000	A	
Roof									
Built-Up (BUR)	5%			2030	**	10	\$800	A	
Copper/Terne	70%			2053	**	10	\$26,900	A	
Plaza Roof: Stone Panels	20%			2051	**			A	
Skylight, Metal/Glass	5%	0-2	\$5,400	2035	**			A	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Interior									
Floors									
Cast in Place Concrete	40%	Now	\$11,800	LIFE	**	5	\$26,200	C	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Throughout									
Ceramic Tile	5%			2034	**	5	\$1,500	C	
Slate	15%			LIFE	**	5	\$9,500	C	
Wood	40%	Now	\$74,900	2053	**	5	\$11,200	C	
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	\$2,700	LIFE	**			C	
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Throughout									
Ceramic Tile	6%			2034	**	5	\$1,800	C	
Glass: Single Pane	3%			LIFE	**	5	\$1,300	C	
Gypsum Board	35%			LIFE	**	5-10	\$17,800	C	
Masonry: Brick	13%			LIFE	**	10	\$1,200	C	
Masonry: Fieldstone	2%			LIFE	**	10	\$200	C	
Other Observation, Extent : Light, Area Affected : 5%									
Location : Throughout									
Explanation : Water Penetration									
SGFT/Glazed Masonry	35%			LIFE	**	10	\$5,200	C	
Wood	3%			LIFE	**	5	\$7,200	C	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND 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 Code

Interior

Ceilings

AcousTileSusp.Lay-In	40%	0-2	\$28,200	2038	**	5	\$6,100	B
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Cracking/Crumbling, Extent : Severe, Area Affected : 30%

Location : Throughout

Exposed Concrete	2%			LIFE	**	5-10	\$800	B
Exposed Struc: Steel	10%			LIFE	**	10	\$6,100	B
Exposed Struc: Wood	45%			LIFE	**	10	\$20,700	B
Gypsum Board	3%			LIFE	**	5-10	\$3,200	B

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2051	**	5	\$300	B
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Switchgear / Switchboard

Molded Case Bkrs	100%			2051	**	5	\$300	B
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Raceway

Conduit	100%			2051	**	1		B
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Panelboards

Fused Disc Sw	5%			2047	**	5		B
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Molded Case Bkrs	95%			2047	**	5	\$300	B
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Wiring

Thermoplastic	100%			2051	**	1		B
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Motor Controllers

Locally Mounted	100%			2042	**	5	\$100	B
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$300	B
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Lighting

Interior Lighting

Fluorescent	60%			2033	**	10	\$5,500	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : T-8 Lamps

Fluorescent	8%			2033	**	10	\$700	B
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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		B
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Incandescent	30%			2033	**	2	\$100	B
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Egress Lighting

Emergency, Battery	60%			2033	**	10	\$1,400	B
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Exit, Service	40%			2033	**	1		B
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Exterior Lighting

HID	100%			2033	**	10		B
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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BLDG O (BARN)

Asset # : 13438

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2060	**	5	\$300	B
Alarm									
	Security System								
	No Component	70%							D
	Generic	30%			2033	**	1	\$1,100	B
Fire/Smoke Detection									
	Generic, Digital	100%			2033	**			B
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Natural Gas	100%			2045	**	1		B
Conversion Equipment									
	Hot Water Boiler	100%			2038	**	1	\$5,700	B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Ground Floor Boiler Room									
Explanation : 1 Unit									
Distribution									
	Hot Wtr Piping/Pump	100%			2041	**	4	\$900	B
Terminal Devices									
	Air Handler	70%			2030	**	1	\$5,000	B
	Convactor/Radiator	30%			2038	**	1	\$1,100	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	**	1		B
Conversion Equipment									
	Reciprocating Compr/Chiller	100%			2030	**	1	\$5,400	B
Distribution									
	Chilled Wtr Pipe/Pump	100%			2045	**	4	\$900	B
Terminal Devices									
	Air Handler/Cool/Ht	100%			2030	**	1	\$7,200	B
Heat Rejection									
	Remote Air Cond	25%			2030	**	2	\$2,000	B
	Water Cool Tower	75%			2026	**	2	\$8,800	B
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,200	B
Exhaust Fans									
	Interior	100%			2030	**	2	\$400	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2045	**	1		B

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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 Code
Plumbing									
	Water Heater								
	Electric	100%			2024	\$1,700	4	\$100	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2030	* *	4	\$1,600	B
	Sewage Ejector(s)								
	Electric	100%			2025	\$10,500	4	\$2,500	B
	Backflow Preventer								
	Generic	100%			2030	* *	1	\$600	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : Installed In Janitor Closet							
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : G-1							
		Explanation : One Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%			2045	* *	1-2	\$3,200	B

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$306,300	\$380,600
Interior Architecture	\$56,100	
Mechanical		\$127,100
Total	\$362,500	\$507,700
Priority A	\$306,300	\$380,600
Priority B		\$127,100
Priority C	\$56,100	
Total	\$362,500	\$507,700

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$41,900		\$1,400	
Interior Architecture	\$205,200		\$1,700	\$6,000
Electrical	\$3,900	\$200	\$300	\$300
Mechanical	\$21,300	\$3,500	\$4,500	\$3,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$276,300	\$7,600	\$11,800	\$14,100
Priority A	\$41,900		\$1,400	
Priority B	\$92,400	\$7,600	\$9,700	\$8,200
Priority C	\$142,000		\$700	\$6,000
Total	\$276,300	\$7,600	\$11,800	\$14,100



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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
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 Code
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	\$83,000	A
Masonry: Brick	80%			LIFE	* *	5	\$442,900	A
Masonry: Sandstone	5%			LIFE	* *	5	\$20,800	A
Pre-Cast Concrete	5%	0-2	\$43,400	LIFE	* *	5	\$45,000	A
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	A
Windows								
Wood	25%	2-4	\$8,800	2033	* *	5	\$4,100	A
Deteriorated Finish, Extent : Moderate, Area Affected : 15%								
Location : First Floor								
Wood	75%	2-4	\$19,800	2041	* *	5	\$12,400	A
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%								
Location : Throughout								
Roof								
Cast in Place Concrete	5%			LIFE	* *	10	\$1,300	A
Other Observation, Extent : Light, Area Affected : 25%								
Location : Over Connector Basement								
Explanation : Concrete With Glass Block Units								
Copper/Terne	50%			2065	* *	10	\$19,200	A
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Metal Panel	5%			2038	* *	10	\$1,400	A
Modified Bitumen	30%			2035	* *	10	\$4,600	A
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Panel/Paver: Cer/Brk	5%	0-2	\$1,600	2045	* *			A
Water Penetration, Extent : Light, Area Affected : 20%								
Location : Throughout								
Skylight, Metal/Glass	5%			2055	* *	10	\$2,600	A
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.

** 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 Code
Interior									
Floors									
	Carpet	35%	0-2	\$126,800	2027	**	3	\$15,700	C
		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	\$6,500	C
	Ceramic Tile	5%			2034	**	5	\$1,500	C
	Slate	5%	0-2	\$5,000	LIFE	**	5	\$1,600	C
		Cracking/Crumbling, Extent : Light, Area Affected : 2%							
		Location : Lobby							
	Vinyl Tile	20%			2030	**	3	\$2,200	C
	Wood	30%	4+	\$56,100	2053	**	5	\$8,400	C
		Deteriorated Finish, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
Interior Walls									
	Gypsum Board	70%	Now	\$4,100	LIFE	**	5	\$12,500	C
		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	C
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Stair, East Windows On Third Floor							
	Plywood/Hardboard	10%	0-2	\$600	LIFE	**			C
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Throughout							
Ceilings									
	AcousTileConcealSpLn	5%			2038	**	5	\$1,900	B
	Exposed Concrete	5%			LIFE	**	5-10	\$1,900	B
	Exposed Concrete	5%			LIFE	**	5-10	\$1,900	B
	Exposed Struc: Steel	5%			LIFE	**	10	\$3,100	B
	Gypsum Board	45%			LIFE	**	5-10	\$47,400	B
	Plaster	35%	0-2	\$26,700	LIFE	**	5	\$6,700	B
		Cracking/Crumbling, Extent : Moderate, 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 Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2025	\$16,200	5	\$100	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 1200 Amps Main Disconnect Switch							

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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 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 Code
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2025	\$20,200	5	\$100	B
Raceway								
Conduit	75%			2025	\$16,500	1		B
Conduit	25%			2045	* *	1		B
Panelboards								
Fused Disc Sw	5%			2041	* *	5		B
Molded Case Bkrs	30%			2041	* *	5	\$100	B
Molded Case Bkrs	65%			2024	\$7,500	5	\$300	B
Motor Controllers								
Locally Mounted	20%			2038	* *	5		B
Locally Mounted	80%			2023	\$23,500	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$500	B
Lighting								
Interior Lighting								
Fluorescent	24%			2020	\$13,000	10	\$3,400	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Offices							
	Explanation : Using T-12 Lamps							
Fluorescent	20%			2030	* *	10	\$2,800	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : New Addition							
	Explanation : Using T-8 Lamps							
Fluorescent	5%			2030	* *	10	\$700	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Lobby And Stairway							
	Explanation : Using T-5 Lamps							
HID	1%			2030	* *	10		B
Incandescent	50%			2030	* *	2	\$200	B
Egress Lighting								
Emergency, Battery	50%			2030	* *	10	\$1,900	B
Exit, Service	50%			2030	* *	1		B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2030	* *	1	\$1,700	B
	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	* *			B

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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 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 Code
Heating									
	Energy Source								
	Campus Steam	100%			2035	* *	1		B
		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	B
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Basement							
		Explanation : 1 Unit							
	Heat Exchanger	50%			2028	* *	1	\$4,400	B
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Basement							
		Explanation : 1 Unit							
Distribution									
	Hot Wtr Piping/Pump	90%			2033	* *	4	\$1,200	B
		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	\$11,900	2055	* *	4	\$100	B
		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	\$54,900	1	\$6,700	B
	Convactor/Radiator	40%			2030	* *	1	\$2,300	B
Air Conditioning									
	Energy Source								
	District C.W.	100%			2035	* *	1		B
		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	B
		Insul. Deteriorating, Extent : Severe, Area Affected : 30%							
		Location : Basement							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2025	\$72,100	1	\$11,100	B
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$15,800	B

*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 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 Code
Ventilation									
	Exhaust Fans								
	Interior	90%			2025	\$16,900	2	\$500	B
	Wall Unit	10%			2025	\$2,600	2	\$100	B
	Other Observation, Extent : Light, Area Affected : 10%								
	Location : Repair Shop, Basement								
	Explanation : 1 Unit								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	* *	1		B
	Water Heater								
	Electric	100%			2024	\$2,600	4	\$200	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B-3								
	Explanation : One Unit								
Fire Suppression									
	Sprinkler								
	No Component	30%							D
	Generic	70%			2035	* *	1-2	\$3,500	B

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Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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**

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$300		\$27,400	
Interior Architecture	\$25,600		\$500	
Electrical				
Mechanical				
Total	\$25,900		\$27,900	
Priority A	\$300		\$27,400	
Priority B	\$5,100			
Priority C	\$20,600		\$500	
Total	\$25,900		\$27,900	



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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 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 Code

Exterior

Exterior Walls	Wood	100%			2038	* *	5	\$34,400	A
Windows	Aluminum	100%			2041	* *	5	\$500	A
Roof	Metal Panel	100%			2038	* *	10	\$10,200	A

Interior

Floors	Cast in Place Concrete	85%			LIFE	* *	5	\$12,500	C
	Wood	15%			2053	* *	5	\$900	C
<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	* *	5-10	\$1,000	C
	Wood	85%			LIFE	* *	5	\$27,400	C
Ceilings	Exposed Struc: Wood	100%			LIFE	* *	10	\$5,000	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

Raceway	Conduit	100%			2045	* *	1		B
Panelboards	Molded Case Bkrs	100%			2041	* *	5	\$100	B
Wiring	Thermoplastic	100%			2045	* *	1		B

Lighting

Interior Lighting	Fluorescent	100%			2030	* *	10	\$2,800	B
<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	B
	Exit, Service	50%			2030	* *	1		B
Exterior Lighting	HID	100%			2030	* *	10		B

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
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 Code
Ventilation									
	Exhaust Fans								
	Roof	100%			2025	\$2,300	2	\$100	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	* *	1		B
	Sanitary Piping								
	Cast Iron	10%			LIFE	* *	1		B
	No Component	90%							D
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Backflow Preventer								
	Generic	100%			2030	* *	1	\$200	B

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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**Total**

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$82,900		\$1,300	
Interior Architecture	\$29,000			\$200
Electrical	\$5,200	\$200	\$300	\$300
Mechanical	\$4,500	\$2,100	\$1,600	\$2,100
Total	\$121,600	\$2,300	\$3,200	\$2,600
Priority A	\$82,900		\$1,300	
Priority B	\$24,400	\$2,300	\$1,900	\$2,300
Priority C	\$14,300			\$200
Total	\$121,600	\$2,300	\$3,200	\$2,600



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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY HOSPITAL BUILDING
Asset # : 2322

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Brick	85%			LIFE	**	5	\$25,400	A	
Window Wall	15%	2-4	\$10,200	2045	**	5	\$4,200	A	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Windows									
Aluminum	100%			2041	**	5	\$200	A	
Parapets									
Masonry: Brick	90%			LIFE	**	5-10	\$13,100	A	
Pre-Cast Concrete	10%			LIFE	**	5	\$2,700	A	
Roof									
Metal Panel	5%			2038	**	10	\$1,300	A	
Single Ply Membrane	35%			2035	**	10	\$4,800	A	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
Slate	45%	2-4	\$19,800	LIFE	**			A	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Sloped Glazing	15%			LIFE	**	5	\$54,900	A	
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	**	5	\$2,200	C	
Ceramic Tile	5%			2034	**	5	\$500	C	
Terrazzo	90%			LIFE	**	5	\$14,000	C	
Interior Walls									
Concrete Masonry Unit	60%			LIFE	**	5	\$6,500	C	
Plaster	40%			LIFE	**	5-10	\$4,600	C	
Ceilings									
AcousTileSusp.Lay-In	25%	Now	\$3,800	2038	**	5	\$1,200	B	
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	**	5-10	\$3,100	B	
Gypsum Board	25%			LIFE	**	5-10	\$8,500	B	
Plaster	25%			LIFE	**	5-10	\$4,300	B	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	30%			2035	* *	5		B
Molded Case Bkrs	70%			2035	* *	5	\$100	B

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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 Code
Under 600 Volts									
Raceway									
	Conduit	70%			2025	\$15,400	1		B
	Conduit	20%			2035	**	1		B
	Conduit	10%			2045	**	1		B
Panelboards									
	Fused Disc Sw	5%			2033	**	5		B
	Molded Case Bkrs	75%			2033	**	5	\$100	B
	Molded Case Bkrs	20%			2024	\$2,300	5		B
Wiring									
	Thermoplastic	50%			2025	\$7,700	1		B
	Thermoplastic	40%			2035	**	1		B
	Thermoplastic	10%			2045	**	1		B
Motor Controllers									
	Locally Mounted	100%			2030	**	5		B
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$200	B
Lighting									
Interior Lighting									
	Fluorescent	20%			2030	**	10	\$1,200	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : New Addition							
		Explanation : T-8 Lamps							
	Fluorescent	80%			2020	\$9,800	10	\$4,900	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
Egress Lighting									
	Emergency, Service	40%			2025	\$400	1		B
	Emergency, Battery	10%			2025	\$200	10	\$200	B
	Exit, LED	25%			2053	**	1		B
	Exit, Service	25%			2025	\$200	1		B
Exterior Lighting									
	Fluorescent	100%			2030	**	10	\$600	B
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
Alarm									
Security System									
	Generic	100%			2030	**	1	\$2,400	B
Fire/Smoke Detection									
	Generic, Digital	100%			2030	**			B
		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 Code
Heating								
Energy Source								
Natural Gas	100%			2035	* *	1		B
Conversion Equipment								
Hot Water Boiler	100%	0-2	\$1,400	2023	\$14,200	1	\$3,000	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Boiler For Old Section Appears To Be Undersized</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : One Unit For Old Section And One For New Section</i>								
<i>Explanation : Two Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2024	\$31,600	4	\$500	B
Terminal Devices								
Air Handler	100%			2020	\$33,900	1	\$4,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2020	\$10,700	1	\$1,500	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 50%</i>								
<i>Location : Outside</i>								
Reciprocating Compr/Chiller	50%			2030	* *	1	\$1,500	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 50%</i>								
<i>Location : Outside</i>								
Terminal Devices								
Direct Expansion	50%			2020	\$1,300	1		B
Direct Expansion	50%			2030	* *	1		B
Heat Rejection								
Air Condenser Unit	100%			2025	\$12,600	2	\$4,600	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,900	B
Exhaust Fans								
Roof	100%			2025	\$5,000	2	\$200	B
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2045	* *	1		B
Galv Iron/Steel	50%			2023	\$9,400	1		B
Water Heater								
Gas Fired	100%			2020	\$1,500	2	\$100	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer								
Generic	100%			2030	* *	1	\$400	B

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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)		Code
Plumbing									
	Fixtures								
	Generic	100%							B

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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 : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$218,000	\$42,200
Interior Architecture		\$41,600	\$267,400
Mechanical			\$802,500
Total		\$259,600	\$1,112,000
Priority A		\$218,000	\$42,200
Priority B		\$41,600	\$802,500
Priority C			\$267,400
Total		\$259,600	\$1,112,000

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$39,000		\$1,100	
Interior Architecture	\$96,000		\$8,900	\$9,400
Electrical	\$5,500	\$3,500	\$4,300	\$4,100
Mechanical	\$36,600	\$23,400	\$15,100	\$17,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$181,000	\$30,800	\$33,300	\$35,200
Priority A	\$39,000		\$1,100	
Priority B	\$70,600	\$30,800	\$29,000	\$25,800
Priority C	\$71,400		\$3,200	\$9,400
Total	\$181,000	\$30,800	\$33,300	\$35,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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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 Code	
Exterior									
Exterior Walls									
Masonry: Brick	92%	Now	\$24,100	LIFE	* *	5	\$42,200	A	
	Expansion Jnt Failure, Extent : Moderate, Area Affected : 30%								
	Location : Chimney								
Masonry: Granite	3%			LIFE	* *	5	\$2,100	A	
Granite Panels	3%			LIFE	* *	5	\$2,100	A	
Window Wall	2%			2045	* *	5	\$3,400	A	
Windows									
Aluminum	94%			2041	* *	5	\$4,000	A	
Metal Louvers	1%			2034	* *	10	\$300	A	
Wood	5%			2033	* *	5	\$2,100	A	
Parapets									
Masonry: Brick	33%			LIFE	* *	5-10	\$5,800	A	
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,600	A	
Pre-Cast Concrete	2%			LIFE	* *	5	\$600	A	
No Component	60%							D	
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : Throughout								
	Explanation : Slate Roof								
Roof									
Metal Panel	5%	Now	\$1,000	2038	* *			A	
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Modified Bitumen	30%			2030	* *	10	\$5,400	A	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Over Reptile Wing Roof								
	Explanation : Loose Ballast								
Skylight, Metal/Glass	3%	Now	\$3,800	2045	* *			A	
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Slate	50%	Now	\$145,500	LIFE	* *			A	
	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	\$72,400	LIFE	* *	5	\$29,000	A	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
	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
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 Code
Interior									
Floors									
	Carpet	12%	Now	\$4,600	2024	\$92,000	3	\$11,400	C
		Staining/Discoloring, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Cast in Place Concrete	25%	Now	\$3,100	LIFE	**	5	\$34,700	C
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Boiler Room							
	Ceramic Tile	10%			2034	**	5	\$6,300	C
	Quarry Tile	5%			2038	**	5	\$4,800	C
	Sheet Vinyl/Rubber	13%			2030	**	5	\$12,400	C
	Sheet Vinyl/Rubber	15%			2025	\$267,400	5	\$14,300	C
	Traffic Topping	10%			2030	**	5	\$7,900	C
	Vinyl Tile	10%			2030	**	3	\$2,400	C
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**	10	\$12,200	C
	Ceramic Tile	5%			2034	**	5	\$4,900	C
	Concrete Masonry Unit	5%			LIFE	**	5	\$3,900	C
	Glass: Special Gauge	20%			LIFE	**	1		C
	Gypsum Board	20%			LIFE	**	5-10	\$33,300	C
	Gypsum Board	10%			LIFE	**	5-10	\$16,700	C
	Masonry: Brick	5%			LIFE	**	10	\$1,500	C
	Plaster	20%			LIFE	**	5-10	\$16,700	C
	SGFT/Glazed Masonry	10%			LIFE	**	10	\$4,900	C
Ceilings									
	AcousTileSusp.Lay-In	20%			2030	**	5	\$12,700	B
	AcousTileSusp.Lay-In	18%			2038	**	5	\$11,400	B
	Exposed Struc: Steel	2%			LIFE	**	10	\$2,500	B
	Exposed Struc: Wood	5%			LIFE	**	10	\$4,800	B
	Gypsum Board	30%			LIFE	**	5-10	\$65,400	B
	Plaster	25%			LIFE	**	5-10	\$27,200	B

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2045	* *	5	\$200	B
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	B
Raceway									
	Conduit	100%			2045	* *	1		B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING
Asset # : 2321

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Panelboards									
	Fused Disc Sw	10%			2041	**	5	\$100	B
	Molded Case Bkrs	90%			2041	**	5	\$1,000	B
Wiring									
	Thermoplastic	100%			2045	**	1		B
Motor Controllers									
	Locally Mounted	100%			2038	**	5	\$300	B
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$1,300	B
Stand-by Power									
Transfer Switches									
	Automatic	100%			2038	**	1	\$13,200	B
Generators									
	Diesel	100%			2034	**	1	\$16,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Outdoor Location								
	Explanation : One 600 Kw								
Batteries									
	Lead/Acid	100%			2019	\$600	5	\$1,600	B
Fuel Storage									
	Main Tank	100%			2053	**	5	\$1,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Outdoor Generator								
	Explanation : One 300 Gallon Tank								
Lighting									
Interior Lighting									
	Fluorescent	40%			2033	**	10	\$15,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 And T-5 Lamps								
	HID	25%			2030	**	10	\$300	B
	Incandescent	35%			2030	**	2	\$300	B
Egress Lighting									
	Emergency, Service	45%			2030	**	1		B
	Emergency, Battery	5%			2030	**	10	\$500	B
	Exit, LED	45%			2053	**	1		B
	Exit, Service	5%			2030	**	1		B
Exterior Lighting									
	HID	100%			2030	**	10	\$100	B
Alarm									
Security System									
	No Component	70%							D
	Generic	30%			2030	**	1	\$4,800	B

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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	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		Code

Alarm

Fire/Smoke Detection

No Component

20%

D

Generic, Digital

80%

2030

* *

B

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	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		Code

Heating

Energy Source

Natural Gas

100%

2035

* *

1

B

Conversion Equipment

Steam Boiler

100%

2023

\$345,600

1

\$41,900

B

Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Boiler Room

Explanation : 3 Units

Distribution

Hot Wtr Piping/Pump

80%

2033

* *

4

\$2,500

B

Steam Piping/Pump

20%

Now

\$11,200

2025

\$55,900

4

\$400

B

Corroded, Extent : Severe, Area Affected : 30%

Location : Condensate Tank And Return Lines, Boiler Room

Terminal Devices

Air Handler

20%

2020

\$43,300

1

\$5,200

B

Air Handler

50%

2030

* *

1

\$13,100

B

Convactor/Radiator

20%

2023

\$18,700

1

\$2,700

B

Unit Heater-Stm/HW

10%

2030

* *

4

\$400

B

Air Conditioning

Energy Source

Electricity

100%

2033

* *

1

B

Conversion Equipment

Reciprocating

100%

2030

* *

1

\$19,600

B

Compr/Chiller

R-22 Refrigerant, Extent : Light, Area Affected : 100%

Location : Basement

Distribution

Chilled Wtr Pipe/Pump

100%

2045

* *

4

\$3,100

B

Terminal Devices

Air Handler/Cool/Ht

80%

2030

* *

1

\$21,000

B

Air Handler/Cool/Ht

20%

2020

\$34,100

1

\$5,200

B

Heat Rejection

Remote Air Cond

100%

2025

\$239,700

2

\$29,500

B

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 Code
Ventilation									
Distribution									
	Ductwork/Diffusers	60%			LIFE	* *	2-5	\$22,400	B
	Ductwork/Diffusers	40%			LIFE	* *	2-5	\$15,000	B
Exhaust Fans									
	Interior	70%			2030	* *	2	\$900	B
	Roof	30%			2025	\$9,600	2	\$400	B
Plumbing									
H/C Water Piping									
	Brass/Copper	30%			2045	* *	1		B
	Galv Iron/Steel	70%			2023	\$83,900	1		B
HW Heat Exchanger									
	Low Temp	100%			2045	* *	4	\$6,300	B
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)									
	Rigid Piping	100%			2025	\$10,500	4	\$2,500	B
Sewage Ejector(s)									
	Electric	100%			2025	\$10,500	4	\$2,500	B
Backflow Preventer									
	Generic	100%			2025	\$3,900	1	\$2,600	B
Fixtures									
	Generic	100%							B
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			C
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : B-2								
	Explanation : 1 Unit								
Fire Suppression									
Sprinkler									
	No Component	60%							D
	Generic	40%			2045	* *	1-2	\$4,700	B

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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**

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$36,700			
Interior Architecture	\$22,200			\$2,900
Electrical	\$5,600			\$100
Mechanical	\$900	\$300	\$400	\$300
Total	\$65,400	\$300	\$400	\$3,200
Priority A	\$36,700			
Priority B	\$16,200	\$300	\$400	\$300
Priority C	\$12,500			\$2,900
Total	\$65,400	\$300	\$400	\$3,200



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 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
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 Code	
Exterior									
Exterior Walls									
Masonry: Brick	65%			LIFE	**	5	\$14,600	A	
Masonry: Brick	35%			LIFE	**	5	\$7,800	A	
Windows									
Wood	65%			2041	**	5	\$1,100	A	
Wood	35%	Now	\$1,600	2050	**	5	\$300	A	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 66%									
Location : Throughout									
Parapets									
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$4,500	A	
Masonry: Brick	90%			LIFE	**	5-10	\$9,800	A	
Roof									
Single Ply Membrane	70%			2030	**	10	\$7,200	A	
Single Ply Membrane	27%	Now	\$8,900	2035	**			A	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Skylight, Plastic	3%	2-4	\$2,700	2038	**	1		A	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Interior									
Floors									
Cast in Place Concrete	55%			LIFE	**	5	\$17,900	C	
Ceramic Tile	10%			2034	**	5	\$700	C	
Terrazzo	35%			LIFE	**	5	\$4,100	C	
Interior Walls									
Ceramic Tile	50%			2034	**	5	\$5,100	C	
Masonry: Brick	50%			LIFE	**	10	\$1,500	C	
Ceilings									
Gypsum Board	5%			LIFE	**	5-10	\$1,300	B	
Metal Panel	45%			LIFE	**	5	\$8,400	B	
Plaster	50%	Now	\$4,600	LIFE	**	5	\$2,300	B	
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 Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Raceway									
	Conduit	100%			2025	\$22,000	1		B
Panelboards									
	Molded Case Bkrs	100%			2024	\$11,500	5	\$100	B
Wiring									
	Thermoplastic	100%			2025	\$15,400	1		B

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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 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 Code

Lighting

Interior Lighting
Fluorescent

100%
2020 \$9,200 10 \$4,600 B
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : T-12 Lamps

Egress Lighting
Emergency, Battery
Exit, Service

50%
2020 \$900 10 \$600 B
 50%
2020 \$300 1 B

Exterior Lighting
Fluorescent

100%
2020 \$900 10 \$400 B
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 Code

Heating

Energy Source
Natural Gas

100%
2035 * * 1 B

Conversion Equipment
Furnace

100%
2020 \$5,800 1 \$2,500 B
Other Observation, Extent : Light, Area Affected : 100%
Location : Outside The Wall
Explanation : Two Units

Air Conditioning

Energy Source
Electricity

100%
2033 * * 1 B

Conversion Equipment
Ext Pkg Unit -
Heating/Cooling

40%
2020 \$12,400 2 \$100 B
R-22 Refrigerant, Extent : Light, Area Affected : 40%
Location : Roof

Window/Wall Unit
No Component

10%
2020 \$1,000 1 B
 50% D

Ventilation

Distribution

Ductwork/Diffusers
No Component

40%
60%
LIFE * * 2-5 \$1,800 B
 D

Exhaust Fans

Roof
No Component

40%
60%
2020 \$1,500 2 \$100 B
 D

Plumbing

H/C Water Piping
Brass/Copper

100%
2035 * * 1 B

Water Heater

Gas Fired

100%
2023 \$1,100 2 \$100 B

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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 Code
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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**

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$14,700			
Interior Architecture	\$13,800			
Electrical				
Total	\$28,500			
Priority A	\$14,700			
Priority B	\$11,600			
Priority C	\$2,200			
Total	\$28,500			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY 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 Code

Exterior

Exterior Walls

Masonry: Brick

10%

LIFE

* *

5

\$700

A

Wood

10%

4+

\$1,600

2038

* *

5

\$800

A

Deteriorated Finish, Extent : Light, Area Affected : 10%

Location : Throughout

No Component

80%

D

Roof

Slate

80%

LIFE

* *

10

\$2,900

A

Sloped Glazing

20%

LIFE

* *

5

\$19,500

A

Interior

Floors

Panel/Paver: Cer/Brk

100%

2041

* *

5

\$4,400

C

Ceilings

Exposed Struc: Wood

100%

4+

\$11,600

LIFE

* *

B

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 Code

Under 600 Volts

Raceway

Conduit

100%

2035

* *

1

B

Wiring

Thermoplastic

100%

2035

* *

1

B

Lighting

Interior Lighting

Incandescent

100%

2025

\$6,400

2

B

Exterior Lighting

HID

100%

2025

\$500

10

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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**

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$19,000			
Interior Architecture	\$6,700		\$300	\$1,400
Electrical				
Mechanical	\$4,600	\$8,300	\$4,900	\$3,900
Total	\$30,300	\$8,300	\$5,200	\$5,400
Priority A	\$19,000			
Priority B	\$10,000	\$8,300	\$5,200	\$3,900
Priority C	\$1,300			\$1,400
Total	\$30,300	\$8,300	\$5,200	\$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
STATEN ISLAND ZOOLOGICAL SOCIETY ZOO CAFE & GIFT SHOP

Asset # : 2799

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Exterior

Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$5,200	A
Windows								
Aluminum	100%			2041	**	5	\$400	A
Roof								
Single Ply Membrane	30%			2030	**	10	\$1,500	A
Slate	50%			LIFE	**	10	\$2,600	A
Sloped Glazing	20%			LIFE	**	5	\$27,200	A

Interior

Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$2,000	C
Ceramic Tile	85%			2034	**	5	\$2,600	C
Interior Walls								
Ceramic Tile	25%			2034	**	5	\$300	C
Gypsum Board	5%			LIFE	**	5-10	\$100	C
Masonry: Brick	70%			LIFE	**	10	\$200	C
Ceilings								
AcousTileSusp.Lay-In	20%			2038	**	5	\$600	B
Gypsum Board	80%			LIFE	**	5-10	\$8,500	B

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

Raceway								
Conduit	100%			2045	**	1		B
Panelboards								
Molded Case Bkrs	100%			2041	**	5	\$100	B
Wiring								
Thermoplastic	100%			2045	**	1		B
Motor Controllers								
Locally Mounted	100%			2038	**	5		B

Lighting

Interior Lighting								
Fluorescent	50%			2030	**	10	\$900	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	50%			2030	**	10	\$900	B
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Explanation : T-12 Lamps								
Egress Lighting								
Emergency, Battery	50%			2030	**	10	\$200	B
Exit, Service	50%			2030	**	1		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code

Lighting

Exterior Lighting
Fluorescent

100% 2030 * * 10 \$200 B
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 Code

Heating

Energy Source

Natural Gas

100% 2045 * * 1 B

Conversion Equipment

Furnace

100% 2030 * * 1 \$1,000 B
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 B

Conversion Equipment

Ext Pkg Unit -
Heating/Cooling

100% 2030 * * 2 \$100 B
R-22 Refrigerant, Extent : Light, Area Affected : 100%
Location : 2 Units Outside

Ventilation

Distribution

Ductwork/Diffusers

100% LIFE * * 2-5 \$1,800 B

Exhaust Fans

Roof

100% 2030 * * 2 \$100 B

Plumbing

H/C Water Piping

Brass/Copper

100% 2045 * * 1 B

Water Heater

Gas Fired

100% 2023 \$500 2 B

Sanitary Piping

Cast Iron

100% LIFE * * 1 B

Sewage Ejector(s)

Electric

100% 2030 * * 4 \$1,600 B

Backflow Preventer

Generic

100% 2030 * * 1 \$100 B

Fixtures

Generic

100% B

Fire Suppression

Sprinkler

Generic

100% 2045 * * 1-2 \$600 B

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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 Code
Fire Suppression									
Chemical System									
	Generic	100%			2023	\$24,800	1-3	\$50,600	B

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Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$65,300	
Interior Architecture		\$56,700
Mechanical		\$66,900
Total	\$65,300	\$123,600
Priority A	\$65,300	
Priority B		\$66,900
Priority C		\$56,700
Total	\$65,300	\$123,600

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$119,600			
Interior Architecture	\$82,800			\$1,800
Electrical	\$600		\$100	
Mechanical	\$10,600	\$3,000	\$6,200	\$3,300
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$228,400	\$17,900	\$21,100	\$19,900
Priority A	\$119,600			
Priority B	\$55,200	\$17,900	\$21,100	\$18,100
Priority C	\$53,500			\$1,800
Total	\$228,400	\$17,900	\$21,100	\$19,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
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 Code	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$22,100	A	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,800	A	
Glass: Special Gauge	5%			LIFE	**	1		A	
Masonry: Brick	65%	Now	\$26,300	LIFE	**	5	\$18,400	A	
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	A	
Windows									
Aluminum	100%	Now	\$11,700	2041	**	5	\$700	A	
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	**	5-10	\$11,500	A	
Masonry: Brick	40%	Now	\$8,900	LIFE	**	5	\$1,600	A	
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	A	
Stucco Cement	30%			2030	**	5	\$3,100	A	
Roof									
Modified Bitumen	55%	Now	\$28,300	2035	**			A	
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	\$11,600	2045	**			A	
Water Penetration, Extent : Light, Area Affected : 30%									
Location : Throughout									
Skylight, Metal/Glass	5%	0-2	\$65,300	2055	**			A	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Sloped Glazing	10%			LIFE	**	5	\$24,900	A	

Interior

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Estimates are rounded to the nearest hundred dollars.

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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 Code
Interior								
Floors								
Carpet	10%	0-2	\$900	2021	\$18,900	3	\$2,300	C
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Slate	10%			LIFE	**	5	\$3,300	C
Vinyl Tile	45%	Now	\$11,300	2025	\$56,700	3	\$2,600	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors, 4th Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs, 2nd, 4th Floor Corridors And Elevator Lobbies</i>								
Vinyl Tile 9" X 9"	5%	0-2	\$8,200	2035	**	3	\$300	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	30%	4+	\$29,300	2053	**	5	\$4,400	C
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Gypsum Board	70%	Now	\$300	LIFE	**	5	\$1,000	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%			LIFE	**	5-10	\$400	C
Plaster	10%	Now	\$500	LIFE	**	5	\$100	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Wood	10%			LIFE	**	5	\$1,900	C
Ceilings								
AcousTileConcealSpLn	20%	2-4	\$24,000	2045	**	5	\$2,000	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Second Floor Corridor</i>								
AcousTileSusp.Lay-In	50%	Now	\$3,000	2042	**	5	\$3,900	B
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Gypsum Board	30%	Now	\$2,300	LIFE	**	5	\$5,900	B
<i>Water Penetration, Extent : Light, Area Affected : 5%</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 Code

Under 600 Volts

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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 Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2051	**	5		B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Main Service Protector Rated @ 1600 Amperes							
Fused Disc Sw	50%			2035	**	5		B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Old Electrical Room							
	Explanation : 2000 Amps							
Switchgear / Switchboard								
Fused Disc Sw	80%			2025	\$16,100	5		B
Molded Case Bkrs	20%			2051	**	5	\$100	B
Raceway								
Conduit	80%			2025	\$17,600	1		B
Conduit	20%			2051	**	1		B
Panelboards								
Fused Disc Sw	20%			2033	**	5		B
Fused Disc Sw	10%			2047	**	5		B
Molded Case Bkrs	60%			2033	**	5	\$200	B
Molded Case Bkrs	10%			2047	**	5		B
Wiring								
Thermoplastic	80%			2035	**	1		B
Thermoplastic	20%			2051	**	1		B
Motor Controllers								
Locally Mounted	80%			2030	**	5	\$100	B
Locally Mounted	20%			2042	**	5		B
Ground								
Grounding Devices								
Generic	50%	2-4	\$500	LIFE	**	5	\$100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : Corroded							
Generic	50%			LIFE	**	5	\$200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : New Electrical Room							
	Explanation : New Addition							
Lighting								
Interior Lighting								
Fluorescent	65%			2030	**	10	\$6,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-12, T-8 & Compact Spiral Bulbs							
HID	5%			2030	**	10		B
Incandescent	30%			2030	**	2	\$100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Lobby And Throughout The Building							
	Explanation : Locally Mounted Recessed And Surface Mounted Track Lighting							

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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 Code

Lighting

Egress Lighting								
Exit, LED	50%			2065	**	1		B
Exit, Service	50%			2033	**	1		B
Exterior Lighting								
HID	100%			2030	**	10		B

Alarm

Fire/Smoke Detection								
No Component	60%							D
Generic, Analog	20%			2025	\$20,500			B
Generic, Digital	20%			2033	**			B

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Heating

Energy Source								
Electricity	100%			2045	**	1		B
Conversion Equipment								
Heat Pump	30%			2026	**	2	\$1,000	B
Radiant Heater	70%			2025	\$30,500	2	\$3,400	B
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,200	B
Terminal Devices								
Air Handler	70%			2025	\$37,400	1	\$4,500	B
Air Handler	30%			2030	**	1	\$1,900	B

Air Conditioning

Energy Source								
Electricity	100%			2041	**	1		B
Conversion Equipment								
Heat Pump	30%			2026	**	2	\$200	B
Reciprocating Compr/Chiller	70%			2025	\$23,500	1	\$3,400	B
Distribution								
Chilled Wtr Pipe/Pump	100%			2035	**	4	\$500	B
Terminal Devices								
Air Handler/Cool/Ht	30%			2030	**	1	\$1,900	B
Air Handler/Cool/Ht	70%			2025	\$29,500	1	\$4,500	B
Heat Rejection								
Air Condenser Unit	100%			2030	**	2	\$7,300	B

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,200	B
Exhaust Fans								
Interior	100%			2025	\$11,000	2	\$300	B

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 Code
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	70%			2030	* *	1		B
	Galv Iron/Steel	30%			2038	* *	1		B
	Water Heater								
	Electric	100%			2023	\$1,500	4	\$100	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sewage Ejector(s)								
	Electric	100%			2030	* *	4	\$1,600	B
	Backflow Preventer								
	Generic	100%			2030	* *	1	\$600	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : (2) B-5 (1) I-5								
	Explanation : 3 Units - 2 Passenger, 1 Freight								
Fire Suppression									
	Sprinkler								
	Generic	70%			2035	* *	1-2	\$2,100	B
	Generic	30%			2045	* *	1-2	\$900	B
	Fire Pump								
	Generic	100%			2034	* *	1	\$2,000	B

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Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$174,900	
Electrical		\$26,600
Mechanical		\$48,300
Total	\$174,900	\$74,900
Priority A	\$174,900	
Priority B		\$74,900
Total	\$174,900	\$74,900

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$35,100			
Interior Architecture	\$42,100		\$700	
Electrical		\$100		\$100
Mechanical	\$1,000	\$1,300	\$1,100	\$1,100
Total	\$78,200	\$1,400	\$1,700	\$1,100
Priority A	\$35,100			
Priority B	\$16,100	\$1,400	\$1,100	\$1,100
Priority C	\$27,000		\$700	
Total	\$78,200	\$1,400	\$1,700	\$1,100



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DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL ECOLOGY BUILDING
Asset # : 2367

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Fieldstone	70%	Now	\$174,900	LIFE	**	5	\$8,000	A
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	\$5,700	A
Metal Coiling Doors	5%			2030	**	5	\$2,400	A
Windows								
Wood	100%	Now	\$10,500	2033	**	5	\$6,600	A
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	**	5-10	\$15,800	A
Pre-Cast Concrete	20%	Now	\$3,100	LIFE	**	5	\$2,900	A
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	\$8,600	A
Roof								
Copper/Terne	25%			2053	**	10	\$18,900	A
Not Accessible	75%							D
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	\$17,700	C
Ceramic Tile	3%			2028	**	5	\$500	C
Vinyl Tile	22%			2030	**	3	\$1,300	C
Wood	50%			2040	**	5	\$15,100	C
Interior Walls								
Cast in Place Concrete	10%			LIFE	**	10	\$2,800	C
Gypsum Board	10%			LIFE	**	5-10	\$1,900	C
Masonry: Fieldstone	10%			LIFE	**	10	\$400	C
Plaster	45%			LIFE	**	5-10	\$4,200	C
Wood	25%			LIFE	**	5	\$22,100	C
Ceilings								
Gypsum Board	20%			LIFE	**	5-10	\$11,100	B
Plaster	80%	Now	\$8,000	LIFE	**	5	\$8,100	B
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.

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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 Code
Under 600 Volts								
Raceway								
Conduit	50%			2035	**	1		B
Conduit	50%			2051	**	1		B
Panelboards								
Molded Case Bkrs	50%			2024	\$5,700	5	\$100	B
Molded Case Bkrs	50%			2047	**	5	\$100	B
Wiring								
Thermoplastic	50%			2035	**	1		B
Thermoplastic	50%			2051	**	1		B
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$100	B
Lighting								
Interior Lighting								
Fluorescent	40%			2025	\$21,300	10	\$4,000	B
	T-12 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	50%			2033	**	10	\$4,900	B
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	10%			2025	\$5,300	10	\$1,000	B
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location : Recreation Room							
Egress Lighting								
Emergency, Battery	20%			2025	\$700	10	\$500	B
Exit, Service	80%			2025	\$1,200	1		B
Exterior Lighting								
HID	100%			2025	\$3,400	10		B
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2033	**			B
	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 Code
Heating									
	Energy Source								
	Natural Gas	100%			2035	* *	1		B
	Conversion Equipment								
	Hot Water Boiler	100%			2030	* *	1	\$5,300	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
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 Code
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%			2033	* *	4	\$800	B
	Terminal Devices								
	Convactor/Radiator	50%			2023	\$48,300	1	\$1,700	B
	Fan Coil Unit/Heat	30%			2030	* *	1	\$1,100	B
	Unit Heater-Stm/HW	20%			2030	* *	4	\$200	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	* *	1		B
	Conversion Equipment								
	Window/Wall Unit	10%			2020	\$2,100	1		B
	No Component	90%							D
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	* *	1		B
	Water Heater								
	Gas Fired	100%			2024	\$2,400	2	\$200	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Sprinkler								
	No Component	40%							D
	Generic	60%			2051	* *	1-2	\$1,800	B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$37,300	
Electrical		\$49,700
Mechanical		\$150,200
Total	\$37,300	\$200,000
Priority A	\$37,300	
Priority B		\$200,000
Total	\$37,300	\$200,000

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$21,800		\$17,700	
Interior Architecture	\$49,600		\$200	\$500
Electrical	\$8,300	\$200	\$200	\$300
Mechanical	\$2,800	\$1,300	\$1,500	\$1,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$86,400	\$5,400	\$23,500	\$6,100
Priority A	\$21,800		\$17,700	
Priority B	\$28,800	\$5,400	\$5,600	\$5,600
Priority C	\$35,800		\$200	\$500
Total	\$86,400	\$5,400	\$23,500	\$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
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 Code
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	\$43,600	A
Wood	5%			2030	* *	5	\$5,700	A
Windows								
Wood	100%			2033	* *	5	\$35,400	A
Parapets								
Wood Cornice	100%			2035	* *	5-10	\$59,400	A
Roof								
Panel/Paver: Cer/Brk	15%			2035	* *	10	\$2,600	A
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Over Basement								
Explanation : This Component Is Actually Bluestone Pavers.								
Skylight, Metal/Glass	5%			2045	* *	10	\$2,200	A
Slate	80%	Now	\$37,300	LIFE	* *			A
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Attic								
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	* *	5	\$21,500	C
Ceramic Tile	5%			2034	* *	5	\$1,000	C
Panel/Paver: Cer/Brk	5%			2041	* *	5	\$2,200	C
Marble Panels	3%			LIFE	* *	5	\$900	C
Vinyl Tile	10%			2030	* *	3	\$700	C
Wood	52%			2040	* *	5	\$19,200	C
Interior Walls								
Masonry: Brick	20%	Now	\$15,200	LIFE	* *			C
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%								
Location : Basement								
Spalling, Extent : Severe, Area Affected : 20%								
Location : Boiler Room								
Plaster	80%			LIFE	* *	5-10	\$12,800	C
Ceilings								
Plaster	5%			LIFE	* *	5-10	\$1,700	B
Plaster	95%	Now	\$12,700	LIFE	* *	5	\$11,700	B
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Second Floor Northeast Offices								
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								

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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 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 Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2025	\$1,800	5	\$100	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated @ 400 Amperes							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2025	\$33,200	5	\$300	B
	Raceway								
	Conduit	90%			2025	\$9,600	1		B
	Conduit	10%			2045	* *	1		B
	Panelboards								
	Fused Disc Sw	5%			2024	\$1,300	5		B
	Molded Case Bkrs	85%			2024	\$21,400	5	\$300	B
	Molded Case Bkrs	10%			2041	* *	5		B
	Wiring								
	Braided Cloth	80%	2-4	\$7,900	2050	* *	1		B
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	20%			2045	* *	1		B
	Motor Controllers								
	Locally Mounted	100%			2023	\$11,600	5	\$100	B
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
		Explanation : Connected With Main Water Pipe							
Lighting									
	Interior Lighting								
	Fluorescent	10%			2025	\$7,100	10	\$1,200	B
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2025	\$7,100	10	\$1,200	B
		T-12 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	30%			2030	* *	10	\$3,600	B
		T-8 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	50%			2025	\$35,500	2	\$100	B
	Exterior Lighting								
	HID	100%			2025	\$4,500	10		B
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 Code

Alarm

Security System

No Component

70%

Generic

30%

2025

\$11,300

1

\$1,300

D

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only: Motion Sensors*

Fire/Smoke Detection

Generic, Digital

100%

2033

* *

B

*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 Code

Heating

Energy Source

Natural Gas

100%

2035

* *

1

B

Conversion Equipment

Hot Water Boiler

100%

2023

\$30,700

1

\$6,500

B

*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

\$68,600

4

\$1,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : No Temperature Control System*

Terminal Devices

Air Handler

30%

2025

\$22,100

1

\$2,400

B

Convactor/Radiator

70%

2030

* *

1

\$3,000

B

Air Conditioning

Energy Source

Electricity

100%

2033

* *

1

B

Conversion Equipment

Int Pkg Unit -

30%

2023

\$81,600

2

\$200

B

Heating/Cooling

Window/Wall Unit

30%

2020

\$8,400

1

B

No Component

40%

D

Ventilation

Distribution

Ductwork/Diffusers

30%

LIFE

* *

2-5

\$3,500

B

No Component

70%

D

Exhaust Fans

Interior

30%

2025

\$4,500

2

\$100

B

Wall Unit

10%

2025

\$2,100

2

B

No Component

60%

D

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DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL GLYNDOR HOUSE GALLERIES
Asset # : 2389

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2035	* *	1		B
	Galv Iron/Steel	50%			2023	\$20,400	1		B
	Water Heater								
	Gas Fired	100%			2023	\$3,200	2	\$200	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C
	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 : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Interior Architecture	\$72,100	\$72,100
Total	\$72,100	\$72,100
Priority B	\$72,100	\$72,100
Total	\$72,100	\$72,100

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$74,400	\$12,100	\$12,000	\$900
Interior Architecture	\$18,200		\$100	
Electrical	\$400	\$300	\$400	\$300
Mechanical	\$4,400	\$1,000	\$1,400	\$1,000
Total	\$97,400	\$13,400	\$13,800	\$2,200
Priority A	\$74,400	\$12,100	\$12,000	\$900
Priority B	\$8,200	\$1,300	\$1,800	\$1,300
Priority C	\$14,800		\$100	
Total	\$97,400	\$13,400	\$13,800	\$2,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
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 Code
Exterior								
Exterior Walls								
Masonry: Brick	60%			LIFE	**	5	\$23,000	A
Masonry: Fieldstone	15%			LIFE	**	5	\$4,300	A
Wood	25%			2038	**	5	\$24,000	A
Windows								
Wood	100%			2047	**	5	\$24,200	A
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$10,400	A
Copper/Terne	5%			2069	**	5	\$1,800	A
Masonry: Brick	10%			LIFE	**	5-10	\$5,000	A
Wood Cornice	20%			2051	**	5-10	\$19,400	A
No Component	60%							D
Roof								
Copper/Terne	5%			2060	**	10	\$2,400	A
Metal Panel	20%			2042	**	10	\$7,100	A
Single Ply Membrane	5%	Now	\$3,100	2035	**			A
<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	**	10	\$11,600	A
Sloped Glazing	10%			LIFE	**	5	\$51,500	A
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$9,000	C
Slate	80%			LIFE	**	5	\$17,500	C
Interior Walls								
Ceramic Tile	10%			2038	**	5	\$200	C
Gypsum Board	20%			LIFE	**	5-10	\$500	C
Masonry: Brick	55%			LIFE	**	10	\$300	C
Wood	15%			LIFE	**	5	\$1,800	C
Ceilings								
Exposed Struc: Wood	15%			LIFE	**	10	\$2,300	B
Gypsum Board	5%			LIFE	**	5-10	\$1,800	B
Wood	80%			LIFE	**	5	\$144,100	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	100%			2045	**	1		B
Panelboards								
Molded Case Bkrs	100%			2041	**	5	\$200	B
Wiring								
Thermoplastic	100%			2045	**	1		B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2038	* *	5		B
Lighting								
Interior Lighting								
Fluorescent	80%			2030	* *	10	\$5,000	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	20%			2030	* *	2		B
Egress Lighting								
Emergency, Battery	50%			2030	* *	10	\$800	B
Exit, LED	50%			2053	* *	1		B
Exterior Lighting								
Incandescent	100%			2030	* *	2		B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2053	* *	5	\$200	B
Alarm								
Security System								
Generic	100%			2030	* *	1	\$2,700	B
<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	* *			B
<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 Code
Heating								
Energy Source								
Natural Gas	100%			2045	* *	1		B
Conversion Equipment								
Hot Water Boiler	100%			2038	* *	1	\$3,400	B
<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	\$1,600	2041	* *	4	\$300	B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Boiler Room</i>								
Terminal Devices								
Air Handler	80%			2030	* *	1	\$3,400	B
Convactor/Radiator	20%			2038	* *	1	\$400	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		B
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	80%			2026	* *	2	\$300	B
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 80% Location : Equipment Room</i>						
No Component	20%							D
Ventilation								
Distribution								
Ductwork/Diffusers	80%			LIFE	* *	2-5	\$4,900	B
No Component	20%							D
Exhaust Fans								
Interior	80%			2030	* *	2	\$200	B
Wall Unit	10%			2025	\$1,000	2		B
No Component	10%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		B
Water Heater								
Gas Fired	100%			2023	\$1,500	2	\$100	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
Fire Suppression								
Sprinkler								
Generic	100%			2045	* *	1-2	\$1,900	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 09-Sep-2014

DEPARTMENT OF CULTURAL AFFAIRS - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$44,400	\$43,400
Mechanical		\$162,000
Total	\$44,400	\$205,400
Priority A	\$44,400	\$43,400
Priority B		\$162,000
Total	\$44,400	\$205,400

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$47,500			
Interior Architecture	\$56,000	\$1,000	\$13,600	\$800
Electrical	\$900	\$600	\$500	\$300
Mechanical	\$5,700	\$6,300	\$3,500	\$12,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$114,000	\$11,900	\$21,500	\$17,800
Priority A	\$47,500			
Priority B	\$43,100	\$10,900	\$7,900	\$17,000
Priority C	\$23,400	\$1,000	\$13,600	\$800
Total	\$114,000	\$11,900	\$21,500	\$17,800



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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
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 Code
Exterior									
Exterior Walls									
	Masonry: Fieldstone	80%			LIFE	* *	5	\$35,500	A
	Masonry: Granite	5%			LIFE	* *	5	\$2,200	A
	Recent Repair Evident, Extent : Light, Area Affected : 25%								
	Location : Throughout								
	Wood	10%			2030	* *	5	\$14,800	A
	Wood	5%			2030	* *	5	\$7,400	A
Windows									
	Aluminum	25%			2041	* *	5	\$1,700	A
	Wood	75%	Now	\$44,400	2033	* *	5	\$25,400	A
	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	A
	Recent Repair Evident, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Roof									
	Single Ply Membrane	35%			2035	* *	10	\$15,000	A
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Flat Section								
	Slate	65%			LIFE	* *	10	\$27,800	A
	Other Observation, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Explanation : Repairs In Progress								
Interior									
Floors									
	Carpet	10%			2024	\$43,700	3	\$4,900	C
	Cast in Place Concrete	5%			LIFE	* *	5	\$7,200	C
	Ceramic Tile	5%			2034	* *	5	\$1,600	C
	Marble Panels	5%			LIFE	* *	5	\$2,500	C
	Panel/Paver: Bluestone	10%			LIFE	* *	5	\$4,900	C
	Quarry Tile	5%			2038	* *	5	\$2,500	C
	Traffic Topping	5%			2033	* *	5	\$2,100	C
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : First Floor								
	Vinyl Tile	25%			2035	* *	3	\$3,100	C
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Basement, First Floor								
	Wood	30%			2053	* *	5	\$18,500	C

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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 Code

Interior

Interior Walls

Cast in Place Concrete	5%			LIFE	**	10	\$2,300	C
Ceramic Tile	5%			2038	**	5	\$900	C
Gypsum Board	15%			LIFE	**	5-10	\$4,700	C
Plaster	10%			LIFE	**	5-10	\$1,600	C
Plaster	60%			LIFE	**	5-10	\$9,400	C
Wood	5%			LIFE	**	5	\$7,400	C

Ceilings

Exposed Concrete	15%			LIFE	**	5-10	\$6,200	B
Exposed Struc: Wood	25%			LIFE	**	10	\$12,300	B
Gypsum Board	15%			LIFE	**	5-10	\$17,000	B
Plaster	45%	Now	\$4,000	LIFE	**	5	\$9,300	B

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 Code

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2051	**	5	\$100	B
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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	B
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Raceway

Conduit	100%			2051	**	1		B
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Panelboards

Molded Case Bkrs	100%			2047	**	5	\$600	B
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Wiring

Thermoplastic	100%			2051	**	1		B
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Motor Controllers

Locally Mounted	100%			2042	**	5	\$100	B
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$600	B
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Lighting

Interior Lighting

Fluorescent	45%			2033	**	10	\$9,100	B
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T-8 Lamps, Extent : Moderate, Area Affected : 100%

Location : Basement

Fluorescent	5%			2033	**	10	\$1,000	B
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Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%

Location : Basement

Incandescent	50%			2033	**	2	\$200	B
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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 Code
Lighting									
	Egress Lighting								
	Emergency, Battery	50%			2033	**	10	\$2,700	B
	Exit, LED	50%			2060	**	1		B
	Exterior Lighting								
	Incandescent	100%			2025	\$11,500	2		B
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2028	**	5	\$400	B
Alarm									
	Security System								
	No Component	70%							D
	Generic	30%			2033	**	1	\$2,400	B
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Hallways								
	Explanation : Intrusion Alarm Only, Motion Sensors								
	Fire/Smoke Detection								
	Generic, Digital	100%			2033	**			B
	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 Code
Heating									
	Energy Source								
	Natural Gas	100%			2045	**	1		B
	Conversion Equipment								
	Hot Water Boiler	100%			2045	**	1	\$10,900	B
	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	B
	Terminal Devices								
	Air Handler	25%			2035	**	1	\$3,400	B
	Recent Replace Evident, Extent : Light, Area Affected : 25%								
	Location : Basement								
	Convector/Radiator	75%			2023	\$162,000	1	\$5,300	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	**	1		B

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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 Code
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	75%			2035	* *	1	\$7,700	B
		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%							D
Terminal Devices								
Direct Expansion	75%			2035	* *	1		B
		Recent Installation, Extent : Light, Area Affected : 100%						
		Location : Throughout						
No Component	25%							D
Heat Rejection								
Air Condenser Unit	75%			2033	* *	2	\$11,500	B
No Component	25%							D
Ventilation								
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2-5	\$4,900	B
No Component	75%							D
Exhaust Fans								
Interior	25%			2035	* *	2	\$200	B
		Recent Installation, Extent : Light, Area Affected : 100%						
		Location : Throughout						
No Component	75%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		B
Water Heater								
Gas Fired	100%			2023	\$5,300	2	\$300	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Submersible	100%			2019	\$7,000	4	\$2,500	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : B, 1, 2						
		Explanation : 1 Unit						
Fire Suppression								
Sprinkler								
No Component	20%							D
Generic	80%			2051	* *	1-2	\$4,900	B

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DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL WAVE HILL HOUSE GALLERY & CAFE
Asset # : 2388

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DEPARTMENT OF CULTURAL AFFAIRS - 126

Project : CULTURAL AFFAIRS

CAPITAL		FY 2016 - 2019		FY 2020 - 2025	
Miscellaneous Buildings		2,800,500		2,147,500	
EXPENSE		FY 2016	FY 2017	FY 2018	FY 2019
Miscellaneous Buildings		768,100	136,200	209,700	148,000

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
1578	HISTORIC RICHMOND TOWN TINSMITH SHOP	724	0	14,000
1579	HISTORIC RICHMOND TOWN STORAGE BLDG/CARRIAGE HOUSE	2,400	64,000	8,800
1580	HISTORIC RICHMOND TOWN STORAGE SHED	2,400	64,000	8,800
1581	HISTORIC RICHMOND TOWN CROCHERON HOUSE	4,557	121,500	16,800
1593	HISTORIC RICHMOND TOWN OLD NEW DROP RAILROAD STATION	1,082	20,000	12,900
1594	HISTORIC RICHMOND TOWN ANNADALE STORE/RAILROAD STATION	533	0	10,300
1596	HISTORIC RICHMOND TOWN BOEHM HOUSE	2,931	78,200	10,800
1597	HISTORIC RICHMOND TOWN CHRISTOPHER HOUSE	880	16,200	10,500
1599	HISTORIC RICHMOND TOWN BRITTON COTTAGE	4,561	121,600	16,800
1600	HISTORIC RICHMOND TOWN KRUSER - FINLEY HOUSE	1,809	33,400	21,500
1601	HISTORIC RICHMOND TOWN STORAGE	720	0	13,900
1602	HISTORIC RICHMOND TOWN BASKET MAKERS HOUSE	1,098	20,200	13,100
1603	HISTORIC RICHMOND TOWN BENNETT HOUSE	2,839	75,700	10,400
1604	HISTORIC RICHMOND TOWN CARPENTER SHOP	302	0	5,800
2151	BRONX ZOO STORAGE SHED-#15	280	0	5,400
2152	BRONX ZOO SKYRIDE STORAGE BUILDING-#16	3,421	91,200	12,600
2163	BRONX ZOO SAFARI ICE CREAM STAND	624	0	12,000
2165	STATEN ISLAND ZOOLOGICAL SOCIETY ENCLOSURE AT CHILDRENS ZOO	240	0	4,600
2166	STATEN ISLAND ZOOLOGICAL SOCIETY BARN	325	0	6,300
2167	STATEN ISLAND ZOOLOGICAL SOCIETY COVERED BRIDGE	800	0	15,400
2168	STATEN ISLAND ZOOLOGICAL SOCIETY PONY BARN	748	0	14,400
2169	BRONX ZOO FLAMINGO PUB RESTAURANT-#8	3,075	82,000	11,300
2170	BRONX ZOO BIRDS OF PREY-#9	5,000	133,300	18,400
2171	BRONX ZOO BEEBE'S LAB-#10	2,070	55,200	7,600
2172	BRONX ZOO BOSTON RD. ENTRANCE BUILDING	255	0	4,900
2173	BRONX ZOO AFRICAN HIGHLANDS BABOON HOLDING	1,800	33,200	21,400
2174	BRONX ZOO ANIMAL BARN-#13	1,440	26,500	17,100
2175	BRONX ZOO EXISTING ANIMAL HOSPITAL	3,300	88,000	12,100
2176	BRONX ZOO SKY FARI-WEST TERMINAL-#17	2,110	56,300	7,800
2178	BRONX ZOO AMPHITHEATER-#25	1,350	24,900	16,100
2179	BRONX ZOO DESERT HOUSE CANOPY-#26	1,250	23,000	14,900

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DEPARTMENT OF CULTURAL AFFAIRS - 126

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
2180	BRONX ZOO CHILDREN'S ZOO NURSERY-#27	624	0	12,000
2181	BRONX ZOO CHILDREN'S ZOO COMFORT STA.-#28	320	0	6,200
2182	BRONX ZOO SAFARI SNACK BAR	600	0	11,600
2183	BRONX ZOO JUNGLE STAND	140	0	2,700
2184	BRONX ZOO COMFORT STATION	1,000	18,400	11,900
2185	BRONX ZOO SOUVENIR BUILDING	4,250	113,300	15,600
2190	BRONX ZOO GARAGE	400	0	7,700
2191	BRONX ZOO BIRD CAGES	1,200	22,100	14,300
2193	BRONX ZOO OSTRICH STORAGE SHED	375	0	7,200
2194	BRONX ZOO EXHIBIT BARN	1,575	29,000	18,800
2195	BRONX ZOO WD STORAGE	225	0	4,300
2196	BRONX ZOO WD STORAGE	255	0	4,900
2197	BRONX ZOO LION BUILDING	1,548	28,500	18,400
2198	BRONX ZOO AFRICAN PLAINS STAND	272	0	5,200
2199	BRONX ZOO AFRICAN REFRESHMENT STAND	120	0	2,300
2200	BRONX ZOO COMFORT STATION	1,000	18,400	11,900
2201	BRONX ZOO EXHIBIT BARN	2,500	66,700	9,200
2202	BRONX ZOO BLACK SMITH SHOP	4,050	108,000	14,900
2203	BRONX ZOO REFRESHMENT STAND	160	0	3,100
2204	BRONX ZOO CRANES & TAKINS BUILDING	450	0	8,700
2205	BRONX ZOO POLAR BEAR CAGES	850	15,700	10,100
2206	BRONX ZOO SKYFARI EAST TERM	1,920	51,200	7,100
2207	BRONX ZOO REFRESHMENT STAND	160	0	3,100
2208	BRONX ZOO AFRICAN THEATRE	300	0	5,800
2209	BRONX ZOO REFRESHMENT STAND	320	0	6,200
2210	BRONX ZOO SOUVENIR STAND	160	0	3,100
2211	BRONX ZOO SOUVENIR STORE	336	0	6,500
2212	BRONX ZOO AFRICAN COMFORT STATION	1,680	31,000	20,000
2213	BRONX ZOO BENGALI EXPRESS	4,800	128,000	17,700
2214	BRONX ZOO PROPAGATION BUILDING	1,800	33,200	21,400
2215	BRONX ZOO BARN	1,000	18,400	11,900
2216	BRONX ZOO ANIMAL INCINERATOR	1,400	25,800	16,700
2217	BRONX ZOO COMFORT & STORAGE BUILDING	784	0	15,100
2218	NY AQUARIUM GIFT SHOP	828	15,300	9,900
2219	NY AQUARIUM TRIANG	863	15,900	10,300
2220	NY AQUARIUM REFRESHMENTS	576	0	11,100
2221	NY AQUARIUM ART BUILDING	372	0	7,200
2222	NY AQUARIUM RESTROOM	1,256	23,200	15,000
2223	NY AQUARIUM SHARK BUILDING	1,925	51,300	7,100
2224	NY AQUARIUM EXHIBIT	5,100	136,000	18,800
2225	NY AQUARIUM VAULT	653	0	12,600
2226	NY AQUARIUM FOOD PREP	515	0	9,900
2228	NEW YORK BOTANICAL GARDEN COTTAGE	2,608	69,500	9,600
2229	BRONX ZOO PENGUIN BUILDING	1,170	21,600	13,900

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DEPARTMENT OF CULTURAL AFFAIRS - 126

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
2230	BRONX ZOO GREENHOUSE	5,860	156,300	21,500
2239	WAVE HILL THE FLOWER GARDEN GREENHOUSE	1,990	53,100	7,300
2240	WAVE HILL GREENHOUSE	700	0	13,500
2241	SNUG HARBOR CULT CNTR & BOTN GDN BLDG J	225	0	4,300
2244	BRONX ZOO ANIMAL HOLDING SHED	192	0	3,700
2248	SNUG HARBOR CULT CNTR & BOTN GDN BLDG Q	1,870	49,900	6,900
2249	SNUG HARBOR CULT CNTR & BOTN GDN BLDG U	400	0	7,700
2250	SNUG HARBOR CULT CNTR & BOTN GDN BLDG V	592	0	11,400
2251	SNUG HARBOR CULT CNTR & BOTN GDN BLDG W	697	0	13,400
2253	SNUG HARBOR CULT CNTR & BOTN GDN ART STUDIO 1	2,664	71,000	9,800
2254	SNUG HARBOR CULT CNTR & BOTN GDN ART STUDIO 3	2,664	71,000	9,800
2255	SNUG HARBOR CULT CNTR & BOTN GDN PRE-SCHOOL 1	2,664	71,000	9,800
2256	SNUG HARBOR CULT CNTR & BOTN GDN PRE-SCHOOL 2	2,664	71,000	9,800
2258	NEW YORK BOTANICAL GARDEN GARAGE	1,872	49,900	6,900
2631	HISTORIC RICHMOND TOWN CARRIAGE & WAGON MANUFACTORY	1,936	51,600	7,100
2648	BRONX ZOO AFRICAN TERRACE	2,720	72,500	10,000
2798	STATEN ISLAND ZOOLOGICAL SOCIETY TICKET BOOTHS (2)	50	0	1,000
2801	BRONX ZOO CAMEL BUILDING	3,066	81,800	11,300
2856	BRONX ZOO NYALA BARN	3,498	93,300	12,900
14649	NEW YORK BOTANICAL GARDEN HORTICULTURAL OPERATIONS	3,500	93,300	12,900
14751	NY AQUARIUM LIVE SHARK EXHIBITS	57,000	1,520,000	209,600
14752	NY AQUARIUM OCEAN WONDERS	6,500	173,300	23,900

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