Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Interior Architecture	$146,000	$106,900
Mechanical	$50,100	$66,700
Total	**$196,000**	**$173,600**
Importance Code A	$50,100	
Importance Code B	$146,000	$173,600
Total	**$196,000**	**$173,600**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$87,900	$17,100		
Interior Architecture	$96,700	$4,200	$11,700	
Electrical	$10,200	$8,700	$8,800	$7,900
Mechanical	$63,800	$13,400	$37,800	$13,400
Site Enclosure	$45,800			
Total	**$304,400**	**$43,300**	**$58,300**	**$21,300**
Importance Code A	$88,000	$19,500	$2,400	$2,400
Importance Code B	$111,200	$23,900	$52,000	$18,900
Importance Code C	$105,300		$3,800	
Total	**$304,400**	**$43,300**	**$58,300**	**$21,300**

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

122 COMMUNITY CENTER

Asset # : 14800

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	45%			LIFE	* *	5	$43,900	
Sidewalk Shed in Use, Extent : Light, Area Affected : 25%								
Location : East 9th Street Facade								
Masonry: Limestone	10%	Now	$18,800	LIFE	* *	5	$3,700	
Graffiti, Extent : Light, Area Affected : 10%								
Location : Along First Avenue								
Spalling, Extent : Severe, Area Affected : 5%								
Location : East 9th Street Facade								
Metal, Corrugated	25%			2063	* *	1		
Metal/Glass Curt Wall	10%			LIFE	* *	5	$18,300	
Metal Panel	10%			2059	* *	5-10	$33,600	
Windows								
Aluminum	100%			2055	* *	5	$22,900	
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	* *	5-10	$16,800	
Masonry: Brick	65%			LIFE	* *	5-10	$17,600	
Metal Rail	20%			2050	* *	5-10	$14,300	
Roof								
Metal Panel	3%			2050	* *	10	$1,600	
Modified Bitumen	95%			2041	* *	10	$27,100	
Slate	2%	Now	$1,600	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Original Entrance At First Avenue								
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : 1st Avenue Entrance Alcove								
Soffits								
Metal Panel	100%			2059	* *	5-10		
Interior								
Floors								
Cast in Place Concrete	30%			LIFE	* *	5	$109,500	
Ceramic Tile	10%			2046	* *	5	$8,300	
Vinyl Tile	35%			2041	* *	3	$10,900	
Wood	25%			2068	* *	5	$39,100	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$9,600	
Ceramic Tile	10%			2046	* *	5	$7,700	
Concrete Masonry Unit	10%			LIFE	* *	5	$6,100	
Gypsum Board	45%			LIFE	* *	5-10	$58,700	
Masonry: Brick	20%			LIFE	* *	10	$4,600	
Plaster	10%			LIFE	* *	5-10	$6,500	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126

122 COMMUNITY CENTER

Asset # : 14800

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2050	* *	5	$8,300	
Exposed Struc: Steel	10%			LIFE	* *	10	$16,700	
Gypsum Board	50%			LIFE	* *	5-10	$143,400	
Masonry: Vault Struct	15%			LIFE	* *	10	$6,300	
Metal Panel	5%			LIFE	* *	5	$10,400	
Plaster	10%			LIFE	* *	5-10	$14,300	
Site Enclosure								
Fence/Gates								
Chain Link	30%			2059	* *			
Iron Picket	70%			2053	* *			
Free Standing Walls								
Masonry: Brick	100%	Now	$45,800	2063	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Graffiti, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
Location : Wall Along Front Entrance								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	70%			2046	* *			
Cast in Place Concrete	30%			2038	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2059	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 3,000 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2050	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 3 Numbers Of Transformer 208 To 208/120 Volts, 1x30 Kilovolt Amperes And 2x45 Kilovolt Amperes								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2059	* *	5	$1,300	
Raceway								
Conduit	100%			2059	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126

122 COMMUNITY CENTER

Asset # : 14800

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126

122 COMMUNITY CENTER

Asset # : 14800

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2063	* *	1		
Conversion Equipment								
Hot Water Boiler	100%	0-2	$50,100	2046	* *	1	$21,500	
Corroded, Extent : Severe, Area Affected : 50%								
Location : Basement. Corrosion From Chimney Flue Damper Malfunction And Dripping On Boiler Header								
Other Observation, Extent : Severe, Area Affected : 20%								
Location : Basement								
Explanation : 1 Unit Is Working And The 2nd Unit Severely Corroded								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$42,600	
Terminal Devices								
Convector/Radiator	90%			2046	* *	1	$14,000	
Unit Heater - Hot Water	10%			2038	* *			

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DEPARTMENT OF CULTURAL AFFAIRS - 126

122 COMMUNITY CENTER

Asset # : 14800

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	70%			2042	* *	1	$36,500	
No Component	30%							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$78,400	
Terminal Devices								
Air Handler/Cool/Ht	70%			2038	* *	1	$20,900	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$42,600	
Exhaust Fans								
Roof	100%			2038	* *	2	$1,500	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2046	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$66,700	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 5th Floor								
Explanation : Two 125 Gallon Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$1,900	
Backflow Preventer								
Generic	100%			2038	* *	1	$3,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2059	* *	1-5	$24,300	
Sprinkler								
Generic	100%			2053	* *	1-2	$13,500	
Fire Pump								
Generic	100%			2042	* *	1	$9,000	

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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$200,600	$412,800
Interior Architecture	$563,600	$333,300
Electrical	$87,700	$1,868,300
Mechanical	$2,003,700	$8,044,300
Total	**$2,855,500**	**$10,658,800**
Importance Code A	$264,100	$1,574,500
Importance Code B	$2,591,400	$8,995,900
Importance Code C		$88,300
Total	**$2,855,500**	**$10,658,800**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$61,800		$7,500	
Interior Architecture	$107,000		$118,000	
Electrical	$35,300	$22,800	$26,800	$22,800
Mechanical	$282,000	$49,100	$60,900	$49,500
Elevators/Escalators	$7,900	$7,900	$7,900	$7,900
Total	**$494,000**	**$79,800**	**$221,000**	**$80,200**
Importance Code A	$66,800	$11,800	$19,200	$11,800
Importance Code B	$320,200	$68,000	$201,800	$68,500
Importance Code C	$107,000			
Total	**$494,000**	**$79,800**	**$221,000**	**$80,200**

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	60%	0-2	$65,700	LIFE	* *	5	$256,200	
Horizontal Cracks, Extent : Light, Area Affected : 1%								
Location : Window Sills								
Vertical Cracks, Extent : Light, Area Affected : 1%								
Location : Throughout								
Metal/Glass Curt Wall	7%			LIFE	* *	5	$22,400	
Metal Panel	21%			2053	* *	5-10	$123,300	
Pre-Cast Concrete	5%			LIFE	* *	5	$27,800	
Stucco Cement	7%			2046	* *	5	$14,900	
Windows								
Aluminum	97%			2049	* *	5	$73,400	
Metal Louvers	3%			2042	* *	10	$14,200	
Parapets								
Cast in Place Concrete	70%			LIFE	* *	5	$133,900	
Metal Panel	30%			2053	* *	5	$10,800	
Roof								
Modified Bitumen	100%	Now	$67,900	2038	* *			
Blisters, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ponding, Extent : Light, Area Affected : 5%								
Location : Roof								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Around Storm Drains Penetration								
Soffits								
Metal Panel	100%			2053	* *	5-10	$400	
Interior								
Floors								
Carpet	75%			2032	$4,129,100	3	$326,700	
Cast in Place Concrete	10%			LIFE	* *	5	$127,100	
Traffic Topping	10%			2038	* *	5	$36,300	
Vinyl Tile	5%			2038	* *	3	$5,400	
Interior Walls								
Cast in Place Concrete	5%	Now	$42,800	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Stairwell								
Concrete Masonry Unit	5%			LIFE	* *	5	$8,400	
Fabric on Framing	15%			2034	* *	5	$15,800	
Glass: Single Pane	5%			LIFE	* *	5	$15,800	
Gypsum Board	70%	0-2	$44,200	LIFE	* *	5	$88,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Mechanical Rooms, Staff Spaces								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%			2046	* *	5	$14,500	
Exposed Struc: Concrete	30%			LIFE	* *	5-10	$108,900	
Exposed Struc: Steel	15%			LIFE	* *	10	$87,100	
Gypsum Board	30%			LIFE	* *	5-10	$299,500	
Gypsum Board	20%			LIFE	* *	5-10	$199,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Actually Fabric Covered Ceiling Panels								
Site Enclosure								
Fence/Gates								
Exposed Struc: Steel	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rear								
Explanation : Metal Panel								
Free Standing Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
Parking/Driveway								
Asphalt	100%			2042	* *			
Activity Yard								
Pavers/Stone	100%			2042	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.								
Transformers								
Dry Type	100%			2046	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1,000 Kilovolt Amperes, 480 Volts Primary, 277 Volts Secondary								
Switchgear / Switchboard								
Fused Disc Sw	50%			2053	* *	5	$400	
Molded Case Bkrs	50%			2043	* *	5	$2,200	
Raceway								
Conduit	60%			2053	* *	1		
Conduit	40%			2043	* *	1		

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

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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 THE MOVING IMAGE
Asset # : 14458

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	10%	0-2	$5,900	2043	* *	4	$800	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
CW & CHW Wtr Pipe/Pump	90%			2043	* *	4	$7,500	
Terminal Devices								
Air Handler/Cool/Ht	60%			2028	$2,121,400	1	$63,100	
Air Handler/Cool/Ht	40%			2038	* *	1	$42,100	
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	* *	2-5	$90,100	
Ductwork/Diffusers	40%			LIFE	* *	2-5	$60,000	
Exhaust Fans								
Interior	50%			2028	$404,100	2	$2,600	
Interior	30%			2038	* *	2	$1,600	
Roof	20%			2033	$70,700	2	$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	10%	0-2	$11,700	2043	* *	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Water Main								
Brass/Copper	90%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$18,300	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 100 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	20%			2026	$1,100	4	$1,100	
Submersible	80%			2028	$4,500	4	$4,300	
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$6,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit From 1st To 3rd Floor, 1 Unit From Basement To 3rd Floor								
Explanation : 2 Units								
Fire Suppression								

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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 THE MOVING IMAGE
Asset # : 14458

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

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

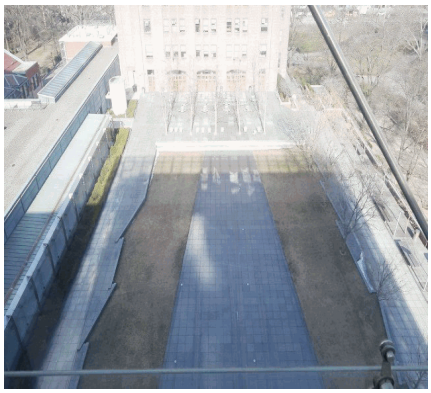
Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	:	**AMERICAN MUSEUM OF NATL HISTORY SECT16,16A-ROSE TERRACE/ GARAGE**			
Address	:	**W 77TH ST. AND CENTRAL PARK WEST**			
Borough	:	**MANHATTAN**	**Agency's Number**	:	**N/A**
Program / Asset #	:	**DCA0002.016 / 13564**	**Yr Built/Renovated**	:	**2000 /**
Area Sq Ft	:	**163,151**	**Project Type**	:	**CULTURAL AFFAIRS**
Date of Survey	:	**06-Dec-2018**	**Landmark Status**	:	**HISTORICAL LANDMARK DISTRICT**
Areas Surveyed	:	**Basement, Sub Basement, Roof, Floors 1**			
Block	:	**1130** **Lot** : **1**	**BIN**	:	**1083846**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$187,100	
Interior Architecture		$461,700
Electrical		$1,606,500
Total	**$187,100**	**$2,068,100**
Importance Code A	$187,100	
Importance Code B		$2,068,100
Total	**$187,100**	**$2,068,100**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$38,100	$50,000		
Interior Architecture		$6,100	$1,500	
Electrical	$3,000	$3,300	$3,000	$3,000
Mechanical	$16,500	$31,000	$22,300	$6,600
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$61,600**	**$94,400**	**$30,800**	**$13,600**
Importance Code A	$38,100	$50,000		
Importance Code B	$23,500	$44,400	$30,800	$13,600
Importance Code C				
Total	**$61,600**	**$94,400**	**$30,800**	**$13,600**



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

DEPARTMENT OF CULTURAL AFFAIRS - 126

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

Asset # : 13564

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	12%			2065	* *	10	$19,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : North And West Facades								
Explanation : Copper Panel								
Masonry: Brick	40%			LIFE	* *	5	$27,000	
Masonry: Limestone	3%	Now	$17,100	LIFE	* *	5	$1,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Fascia At Garage Entry								
Metal/Glass Curt Wall	10%			LIFE	* *	5	$12,700	
Pre-Cast Concrete	20%	4+	$21,000	LIFE	* *	5	$43,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : South Facade								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Shaftway For Mechanical Equipment Southwesterly Corner								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Window Wall	15%			2050	* *	5	$38,000	
Windows								
Metal Louvers	100%			2033		10		
Parapets								
Copper/Terne	40%			2065	* *	5	$9,000	
Masonry: Brick	40%			LIFE	* *	5	$1,900	
Metal Rail	10%			2043	* *	5-10	$8,400	
Pre-Cast Concrete	10%			LIFE	* *	5	$2,900	
Roof								
Built-Up (BUR)	5%			2035	* *	10	$7,500	
Copper/Terne	5%			2058	* *	10	$18,900	
Plaza Roof: Stone Panels	45%	Now	$187,100	2050	* *			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : Over Garage								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Over Garage								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Trench Drain At Base Of Fountain								
Explanation : Efflorescence								
Plaza Roof: Stone Panels	20%			2050	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Grass Covering, Tree Plantings And Fountain Heads								
Not Accessible	25%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : West Side Of Roof								
Explanation : Construction Trailers In Use								
Interior								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126

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

Asset # : 13564

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	75%			LIFE	* *	5	$400,600	
Terrazzo	20%			LIFE	* *	5	$38,200	
Vinyl Tile	5%			2035	* *	3	$4,600	
Interior Walls								
Concrete Masonry Unit	70%			LIFE	* *	5	$12,700	
Gypsum Board	20%			LIFE	* *	5	$5,400	
Masonry: Brick	10%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	5%			2035	* *	5	$12,200	
Exposed Struc: Concrete	75%			LIFE	* *	5	$28,600	
Gypsum Board	20%			LIFE	* *	5	$61,000	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	25%			2043	* *			
Masonry: Granite	50%			LIFE	* *			
Pavers/Stone	25%			2033				
Parking/Driveway								
Pavers/Stone	100%			2033				

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2040	* *	1		
Wiring								
Thermoplastic	100%			2040	* *	1		
Motor Controllers								
Locally Mounted	50%			2035	* *	5	$600	
Variable Frequency Drive	50%			2035	* *			
Lighting								
Interior Lighting								
Fluorescent	100%			2030	$1,238,800	10	$149,600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Throughout								
Egress Lighting								
Emergency, Service	50%			2030	$53,900	1		
Exit, LED	50%			2045	* *	1		
Alarm								
Security System								
No Component	50%							
Generic	50%			2030	$164,100	1	$30,500	

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Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126

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

Asset # : 13564

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2040	* *	1		
No Component	90%							
Terminal Devices								
Convector/Radiator	10%			2035	* *	1	$5,300	
No Component	90%							
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2040	* *	4	$1,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Chilled Water From Section 17								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$91,000	
Exhaust Fans								
Not Accessible	100%							
Plumbing								
H/C Water Piping								
Galvanized Steel	20%			2043	* *	1		
No Component	80%							
Sanitary Piping								
Not Accessible	100%							
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%	Now	$1,100	2024	$5,400	4	$3,400	
Broken, Extent : Severe, Area Affected : 30%								
Location : Mechanical Room 1 Of 2								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 2nd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2040	* *	1-5	$82,300	
Sprinkler								
Generic	100%			2040	* *	1-2	$45,700	
Dry System, Extent : Light, Area Affected : 100%								
Location : Garage								

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

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **AMERICAN MUSEUM OF NATL HISTORY SECT18,18A-ROSE CNTR PLANETARIUM**
Address : **W 77TH ST. AND CENTRAL PARK WEST**
Borough : **MANHATTAN**
Agency's Number : **N/A**
Program / Asset # : **DCA0002.018 / 13565**
Yr Built/Renovated : **2000 /**
Area Sq Ft : **89,502**
Project Type : **CULTURAL AFFAIRS**
Date of Survey : **06-Dec-2018**
Landmark Status : **HISTORICAL LANDMARK DISTRICT**
Areas Surveyed : **Basement, Roof, Floors 1,5,6**
Block : **1130** **Lot** : **1**
BIN : **1083846**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$130,300	$211,400
Interior Architecture		$161,200
Electrical	$65,700	
Mechanical		$2,373,400
Total	**$195,900**	**$2,746,000**
Importance Code A	$130,300	$332,600
Importance Code B	$65,700	$2,413,400
Total	**$195,900**	**$2,746,000**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture		$52,600		
Interior Architecture		$15,100	$391,800	
Electrical	$8,700	$7,800	$9,900	$7,400
Mechanical	$45,600	$11,100	$35,800	$11,100
Elevators/Escalators	$45,600	$45,600	$45,600	$45,600
Total	**$99,900**	**$132,200**	**$483,100**	**$64,100**
Importance Code A	$3,600	$54,900	$2,200	$2,200
Importance Code B	$96,300	$77,400	$480,900	$61,800
Importance Code C				
Total	**$99,900**	**$132,200**	**$483,100**	**$64,100**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126

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

Asset # : 13565

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	5%			2065	* *	10	$9,000	
Exposed Struc: Steel	10%			LIFE	* *	5	$24,100	
Glass: Special Gauge	55%			LIFE	* *	1		
Masonry: Brick	10%			LIFE	* *	5	$7,700	
Masonry: Granite	10%	Now	$130,300	LIFE	* *	5	$5,800	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Main Entrance On 81st								
Pre-Cast Concrete	10%			LIFE	* *	5	$25,100	
Windows								
Metal Louvers	5%			2039	* *	10		
No Component	95%							
Parapets								
Concrete Masonry Unit	50%			LIFE	* *	5	$2,000	
Metal Rail	30%			2043	* *	5-10	$19,600	
Pre-Cast Concrete	5%			LIFE	* *	5	$1,100	
Stucco Cement	15%			2043	* *	5	$1,400	
Roof								
Built-Up (BUR)	25%			2035	* *	10	$19,800	
Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
IRMA/Protected Membrane	30%			2035	* *	10	$23,800	
Metal Panel	5%			2043	* *	10	$7,300	
Plaza Roof: Stone Panels	15%			2050	* *			
Skylight, Metal/Glass	5%			2050	* *	10	$13,200	
Sloped Glazing	20%			LIFE	* *	5	$211,400	
Soffits								
Masonry: Granite	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	15%			2026	$380,900	3	$30,100	
Cast in Place Concrete	5%			LIFE	* *	5	$14,700	
Granite Panels	10%			LIFE	* *	5	$10,000	
Sheet Vinyl/Rubber	15%			2035	* *	5	$30,100	
Terrazzo	50%			LIFE	* *	5	$52,300	
Vinyl Tile	5%			2035	* *	3	$2,500	
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	$3,000	
Fiberglass Panel	25%			LIFE	* *			
Glass: Single Pane	15%			LIFE	* *	5	$16,800	
Gypsum Board	45%			LIFE	* *	5	$40,300	
Metal Panel	10%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Sphere								
Explanation : Special Construcion								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126

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

Asset # : 13565

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2043	* *	5	$20,100	
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,100	
Gypsum Board	10%			LIFE	* *	5	$16,700	
Metal Panel	65%			LIFE	* *	5	$108,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Hall								
Explanation : Installed Netting Throughout								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	* *			
On-Site Walkways								
Cast in Place Concrete	10%			2035	* *			
Masonry: Granite	35%			LIFE	* *			
Pavers/Stone	55%			2033				
Parking/Driveway								
Pavers/Stone	100%			2033				

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%	4+	$1,400	2050	* *	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Accessed Through Building 16 Garage								
Explanation : Two 2,000 Ampere Circuit Breakers Fed From 81st Street Vault In Building 17, Water Present In Room								
Transformers								
Dry Type	100%			2043	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 300 And 112.5 Kilovolt-ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	* *	5	$400	
Raceway								
Conduit	100%			2050	* *	1		
Panelboards								
Molded Case Bkrs	100%			2046	* *	5	$2,400	
Wiring								
Thermoplastic	100%			2050	* *	1		

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126

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

Asset # : 13565

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2043	* *	5	$300	
Variable Frequency Drive	50%			2043	* *			
Lighting								
Interior Lighting								
Fluorescent	80%			2035	* *	10	$65,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 50%								
Location : Throughout								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 50%								
Location : Throughout								
LED	20%			2035	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 6th Floor								
Explanation : LED Observed								
Egress Lighting								
Emergency, Service	50%			2035	* *	1		
Exit, LED	50%			2058	* *	1		
Exterior Lighting								
HID	100%			2035	* *	10	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Controlled Via Photocell								
Alarm								
Security System								
Generic	100%			2035	* *	1	$33,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Fed From Building 19 Command Center								
Fire/Smoke Detection								
No Component	20%							
Generic, Analog	80%			2035	* *	1-3	$44,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Fed From Building 19 Fire Command Center								

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126

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

Asset # : 13565

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Shell & Tube	50%			2033	$204,600			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Section 16 Mechanical Room								
Explanation : Hot Water To Glycol For Perimeter System								
Heat Exchanger, Plate & Frame	50%			2033	$121,100	1	$22,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Steam To Hot Water Converters. Low Pressure Steam From Section 7								
Distribution								
Hot Wtr Piping/Pump	100%			2038	* *	4	$4,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement And Basement In Section 16								
Explanation : Hot Water And Glycol								
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2040	* *	4	$6,600	
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	$1,861,500	1	$55,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms And Switchgear Room								
Explanation : Switchgear Room Is Cooling Only								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$49,900	
Exhaust Fans								
Roof	100%			2030	$186,100	2	$2,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2056	* *	1		
Water Heater With Tanks								
Electric	100%			2024	$25,300	4		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : 8 Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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

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

Asset # : 13565

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sump Pump(s)								
Submersible	100%	Now	$1,800	2024	$3,000	4	$1,900	
Broken, Extent : Severe, Area Affected : 50%								
Location : Basement 1 Of 2								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Switchgear Room								
Explanation : 1 Pump								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 90%								
Location : 1st To 6th Floor								
Explanation : Three Units								
Hydraulic	10%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 10%								
Location : Basement To 1st Floor								
Explanation : One Unit								
Escalators								
Under 20' Rise	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : One Unit From Basement To 1st Floor, One Unit From 1st To 2nd Floor, One Unit From 2nd To 3rd Floor								
Explanation : Three Units								
Fire Suppression								
Standpipe								
Generic	100%			2056	* *	1-5	$45,100	
Sprinkler								
Generic	100%			2056	* *	1-2	$25,100	
Other Observation, Extent : Light, Area Affected : 50%								
Location : Perimeter								
Explanation : Deluge 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 : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **AMERICAN MUSEUM OF NATL HISTORY SECTION 1**
Address : **W 77TH ST. AND CENTRAL PARK WEST**
Borough : **MANHATTAN**
Agency's Number : **N/A**
Program / Asset # : **DCA0002.001 / 2327**
Yr Built/Renovated : **1877 / 2013**
Area Sq Ft : **96,420**
Project Type : **CULTURAL AFFAIRS**
Date of Survey : **13-Dec-2018**
Landmark Status : **EXTERIOR, HISTORICAL DISTRICT**
Areas Surveyed : **Basement, Roof, Floors 1,4,5,Att**
Block : **1130** **Lot** : **1** **BIN** : **1083846**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$878,000	
Interior Architecture	$313,300	$3,009,700
Electrical	$1,079,800	$355,700
Mechanical	$955,600	$3,944,900
Total	**$3,226,700**	**$7,310,300**
Importance Code A	$940,200	
Importance Code B	$2,149,200	$7,233,800
Importance Code C	$137,300	$76,600
Total	**$3,226,700**	**$7,310,300**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture			$15,700	
Interior Architecture	$2,600		$564,300	$1,800
Electrical	$4,100	$58,300	$3,600	$3,600
Mechanical	$123,700	$22,500	$21,800	$8,100
Total	**$130,400**	**$80,800**	**$605,400**	**$13,500**
Importance Code A		$1,300	$18,600	
Importance Code B	$130,400	$79,500	$586,900	$13,500
Importance Code C				
Total	**$130,400**	**$80,800**	**$605,400**	**$13,500**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	68%	Now	$428,600	LIFE	* *	5	$33,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : West Facade								
Efflorescence, Extent : Light, Area Affected : 40%								
Location : West And North Facade								
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15%								
Location : West And North Facade								
Staining/Discoloring, Extent : Severe, Area Affected : 30%								
Location : West And North Facade								
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : 5th Floor Offices And At Dormers And East Side Into 1st Floor								
Masonry: Granite	7%	Now	$87,300	LIFE	* *	5	$2,600	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : At Dormer On West And East Facade								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : At Dormer On West And East Facade								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : East Facade								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Limestone	25%			LIFE	* *	5	$9,200	
Staining/Discoloring, Extent : Severe, Area Affected : 30%								
Location : East Facade								
Windows								
Aluminum	5%			2046	* *	5	$500	
Wood	65%	Now	$173,000	2055	* *	5	$33,500	1
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : West Facade Below Gutter Line								
Dry Rot/Decay, Extent : Severe, Area Affected : 25%								
Location : West Facade Below Gutter Line								
Thermally Inefficient, Extent : Severe, Area Affected : 50%								
Location : West Facade Below Gutter Line								
Split/Cracked, Extent : Severe, Area Affected : 50%								
Location : West Facade Below Gutter Line								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : West Facade Below Gutter Line								
Wood	30%			2046	* *	5	$30,900	
Roof								
Copper/Terne	50%			2045	* *	10	$67,800	
Slate	50%	Now	$121,300	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Interior								

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Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	20%			2026	$547,200	3	$43,300	
Mosaic Tile	10%	Now	$50,800	2035	* *	5	$18,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : First Floor Exhibition Area								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Multiple Locations								
Explanation : Historic Minton Tiles - Super Premium.								
Steel Grating	5%			2050	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 5th Floor Mezzanine								
Explanation : 5m Catwalk								
Terrazzo	40%			LIFE	* *	5	$45,100	
Vinyl Tile	15%			2035	* *	3	$8,100	
Vinyl Tile 9" X 9"	10%	Now	$54,600	2030	$2,730,200	3	$5,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout 4th And 5th Floors								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout 4th And 5th Floors								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Throughout 4th And 5th Floors								
Interior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *			
Gypsum Board	25%			LIFE	* *	5	$28,700	
Plaster	50%	Now	$124,900	LIFE	* *	5	$28,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : At Mezzanine Stairs, 5th Floor Offices And 1st Floor Exhibit Hall								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : At Mezzanine Stairs, 5th Floor Offices And 1st Floor Exhibit Hall								
Plaster	10%	Now	$12,500	LIFE	* *	5	$5,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Exhibit Hall								
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : 1st Floor Exhibit Hall								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : At Mezzanine Stairs, 5th Floor Offices And 1st Floor Exhibit Hall								
Wood	10%			LIFE	* *	5	$76,600	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 1
Asset # : 2327

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	$2,600	2043	* *	5	$3,600	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Attic Space								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Attic Space								
Plaster	10%			LIFE	* *	5	$9,000	
Plaster	75%	Now	$70,600	LIFE	* *	5	$67,600	
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Near Dormers And At Mezzanine Stairs								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Near Dormers And At Mezzanine Stairs								
Explanation : Protective Netting In Place To Prevent Plaster From Falling								
Wood	10%			LIFE	* *	5	$126,300	

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2040	* *	5	$2,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : This Section Is Supplied From The 77 Street Service.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2040	* *	5	$2,500	
Raceway								
Conduit	60%			2040	* *	1		
Conduit	40%			2030	$41,800	1		
Panelboards								
Molded Case Bkrs	60%			2038	* *	5	$1,500	
Molded Case Bkrs	40%			2029	$21,400	5	$1,000	
Wiring								
Braided Cloth	30%			2029	$31,200	1		
Thermoplastic	70%			2040	* *	1		
Motor Controllers								
Locally Mounted	70%			2035	* *	5	$500	
Locally Mounted	30%			2028	$89,100	5	$200	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	50%			2025	$843,500	10	$44,200	
Fluorescent	10%			2030	$168,700	10	$8,800	
LED	30%			2038	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement, 1st Floor								
Explanation : LED Fixtures Installed In 2017.								
LED	10%			2040	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : LED Fixtures Installed In 2018.								
Egress Lighting								
Emergency, Battery	30%			2025	$52,000	10	$7,000	
Emergency, Battery	20%			2030	$34,700	10	$4,700	
Exit, LED	20%			2033	$10,500	1		
Exit, LED	30%			2045	* *	1		
Alarm								
Security System								
No Component	60%							
Generic	40%			2025	$77,600	1	$14,400	
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2025	$106,600	1-3	$23,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Explanation : The Main Fire Alarm Panel Is Located In The Basement Of Section 3.								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2026	$62,200	5	$5,700	
Distribution								
Steam Piping/Pump	60%	0-2	$297,900	2060	* *			
Corroded, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Steam Piping/Pump	40%	4+	$99,300	2040	* *			
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 1
Asset # : 2327

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convector/Radiator	15%			2028	$126,800	1	$4,700	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Convector/Radiator	5%	0-2	$25,400	2050	* *	1	$1,400	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Throughout, Defective Steam Traps								
No Component	80%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Throughout								
Explanation : Included In Air Conditioning Section								
Air Conditioning								
Energy Source								
Electricity	20%			2046	* *	1		
No Component	80%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Section 17								
Explanation : Chilled Water Plant								
Conversion Equipment								
Window/Wall Unit	20%			2028	$78,300	1		
No Component	80%							
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2050	* *	4	$3,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Section 17								
Explanation : Piping Only, Chilled Water Is Supplied From The Central Chiller Plant In Section 17								
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	15%	0-2	$36,100	2040	* *	1	$8,000	
Damaged, Extent : Moderate, Area Affected : 15%								
Location : 1 Of 8 Units Damaged Due To Fire, 1 Of 8 Damaged Chilled Water Coils								
Air Handler/Cool/Ht	65%			2030	$260,700	1	$38,800	
No Component	20%							
Dehumidifier								
No Component	50%							
Generic	50%			2028	$2,011,100			
Other Observation, Extent : Light, Area Affected : 50%								
Location : Various Floors								
Explanation : The Air Handlers Have The Capability To Perform A Dehumidification Cycle								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$53,800	

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	90%			2030	$412,500	2	$2,700	
Roof	10%	4+	$10,000	2030	$20,100	2	$200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Galvanized Steel	20%	0-2	$105,600	2050	* *	1		
Corroded, Extent : Moderate, Area Affected : 30%								
Location : At Or Near Points Of Use, Heavy Internal Corrosion Reported, The Internal Corrosion Is Creating Water Flow Restriction Issues.								
Galvanized Steel	80%			2028	$1,055,500	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sanitary Piping								
Cast Iron	100%	4+	$390,600	LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	80%			LIFE	* *	1		
Cast Iron	20%	0-2	$43,700	LIFE	* *	1		
Corroded, Extent : Severe, Area Affected : 20%								
Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour								
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2040	* *	1-5	$48,600	
Sprinkler								
No Component	50%							
Generic	50%			2056	* *	1-2	$13,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement, 1, 2, 3								
Explanation : Locations								

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

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

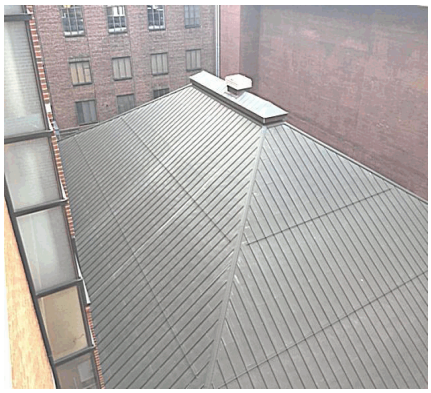
Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **AMERICAN MUSEUM OF NATL HISTORY SECTION 10**		
Address	: **W 77TH ST. AND CENTRAL PARK WEST**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0002.010 / 2653**	**Yr Built/Renovated**	: **1924 / 2007**
Area Sq Ft	: **39,832**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **12-Dec-2018**	**Landmark Status**	: **HISTORICAL LANDMARK DISTRICT**
Areas Surveyed	: **Basement, Roof, Floors 1**		
Block	: **1130** **Lot** : **1**	**BIN**	: **1083846**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture		$171,300
Electrical	$201,900	$71,100
Mechanical	$412,700	$828,400
Total	**$614,500**	**$1,070,800**
Importance Code A		$171,300
Importance Code B	$614,500	$899,500
Total	**$614,500**	**$1,070,800**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Interior Architecture	$1,800	$2,800	$928,000	$400
Electrical	$1,900	$140,800	$1,500	$1,500
Mechanical	$9,000	$10,300	$8,900	$4,300
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$16,600**	**$157,800**	**$942,400**	**$10,200**
Importance Code A		$500		
Importance Code B	$16,600	$157,300	$942,400	$10,200
Importance Code C				
Total	**$16,600**	**$157,800**	**$942,400**	**$10,200**



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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 10
Asset # : 2653

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Copper/Terne	100%			2058	* *	10	$171,300	
Interior								
Floors								
Carpet	80%			2026	$904,200	3	$71,500	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Various								
Worn/Eroded, Extent : Light, Area Affected : 100%								
Location : Throughout								
Terrazzo	10%			LIFE	* *	5	$4,700	
Vinyl Tile	5%	Now	$1,800	2035	* *	3	$1,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Electrical Room								
Wood	5%			2045	* *	5	$5,600	
Interior Walls								
Fiberglass Panel	28%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$4,400	
Marble Panels	2%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Columns								
Explanation : Columns								
Plaster	60%			LIFE	* *	5	$13,300	
Ceilings								
Exposed Struc: Steel	25%			LIFE	* *			
Glass: Susp Panels	50%			LIFE	* *			
Gypsum Board	25%			LIFE	* *	5	$18,600	

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2040	* *	5	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : This Section Is Supplied From 81st Street Electrical Service								
Transformers								
Dry Type	100%			2035	* *	5	$100	
Switchgear / Switchboard								
Molded Case Bkrs	100%			2030	$46,500	5	$1,000	
Raceway								
Conduit	60%			2030	$23,700	1		
Conduit	40%			2030	$15,800	1		
Panelboards								
Molded Case Bkrs	80%			2029	$25,700	5	$800	
Molded Case Bkrs	20%			2038	* *	5	$200	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 10
Asset # : 2653

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	30%			2029	$10,700	1		
Thermoplastic	70%			2040	* *	1		
Motor Controllers								
Locally Mounted	70%			2028	$71,100	5	$200	
Locally Mounted	30%			2035	* *	5	$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	60%			2035	* *	10	$21,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Fluorescent	20%			2025	$139,400	10	$7,300	
Incandescent	10%			2025	$62,500	2	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : Track Lights Are Installed In The First Floor.								
LED	10%			2040	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : LED Lights Installed In 2018.								
Egress Lighting								
Emergency, Battery	40%			2025	$28,700	10	$3,800	
Exit, LED	60%			2045	* *	1		
Alarm								
Security System								
No Component	60%							
Generic	40%			2025	$32,100	1	$6,000	
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2025	$44,100	1-3	$9,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Explanation : Main Fire Alarm Control Panel Is Located In Section 3 Basement.								

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 10
Asset # : 2653

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	60%	0-2	$123,100	2060	* *			
Corroded, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Steam Piping/Pump	40%	4+	$41,000	2040	* *			
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Convector/Radiator	8%			2028	$27,900	1	$1,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Convector/Radiator	2%	0-2	$4,200	2050	* *	1	$200	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Throughout, Defective Steam Traps								
No Component	90%							
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2050	* *	4	$2,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Section 17								
Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17								
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	$828,400	1	$24,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$22,200	
Exhaust Fans								
Roof	100%			2035	* *	2	$1,200	
Plumbing								
H/C Water Piping								
Galvanized Steel	80%	4+	$87,200	2035	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Galvanized Steel	20%			2043	* *	1		
Sanitary Piping								
Cast Iron	100%	4+	$161,300	LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 10
Asset # : 2653

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 2nd Floor, Ocean Life								
Explanation : 1 Unit, No 10								
Fire Suppression								
Standpipe								
Generic	100%			2040	* *	1-5	$20,100	
Sprinkler								
Generic	100%			2050	* *	1-2	$11,200	

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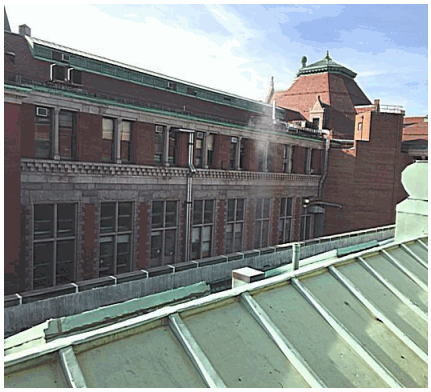
Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **AMERICAN MUSEUM OF NATL HISTORY SECTION 11**		
Address	: **W 77TH ST. AND CENTRAL PARK WEST**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0002.011 / 2314**	**Yr Built/Renovated**	: **1927 / 1992**
Area Sq Ft	: **71,368**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **06-Dec-2018**	**Landmark Status**	: **HISTORICAL LANDMARK DISTRICT**
Areas Surveyed	: **Basement, Roof, Floors 1,4,5**		
Block	: **1130** **Lot** : **1**	**BIN**	: **1083846**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$846,500	$245,100
Interior Architecture	$1,212,500	$456,500
Electrical	$167,900	$1,115,500
Mechanical	$999,700	$1,789,600
Total	**$3,226,600**	**$3,606,700**
Importance Code A	$846,500	$245,100
Importance Code B	$2,380,100	$2,905,100
Importance Code C		$456,500
Total	**$3,226,600**	**$3,606,700**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$19,800		$2,400	
Interior Architecture	$68,100	$11,900	$1,249,500	
Electrical	$5,900	$6,300	$6,900	$5,900
Mechanical	$118,200	$18,900	$27,400	$7,000
Elevators/Escalators	$6,900	$6,900	$6,900	$6,900
Total	**$218,800**	**$44,000**	**$1,293,100**	**$19,800**
Importance Code A	$19,800	$200	$2,400	
Importance Code B	$170,600	$43,800	$1,290,700	$19,800
Importance Code C	$28,400			
Total	**$218,800**	**$44,000**	**$1,293,100**	**$19,800**



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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 11
Asset # : 2314

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	$468,900	LIFE	* *	5	$106,300	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : North Facade, Upper Floors								
Windows								
Aluminum	25%			2046	* *	5	$4,900	
Wood	75%	Now	$377,600	2055	* *	5	$73,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	85%			LIFE	* *	5	$6,200	
Pre-Cast Concrete	10%			LIFE	* *	5	$4,600	
Stucco Cement	5%	4+	$2,400	2035	* *	5	$500	
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Interior Parapet Wall								
Roof								
Copper/Terne	75%	Now	$17,400	2045	* *			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Gutter Between Buildings 11 And 11b								
IRMA/Protected Membrane	3%			2030	$31,300	10	$1,200	
Gravel/Stone Ballast, Extent : Light, Area Affected : 100%								
Location : Below Rooftop Mechanical Equipment								
Modified Bitumen	7%			2030	$33,700	10	$2,900	
Skylight, Plastic	3%			2035	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : At Stair								
Explanation : Atop Bulkhead								
Sloped Glazing	12%			LIFE	* *	5	$65,700	
Interior								
Floors								
Carpet	60%			2026	$1,215,000	3	$96,100	
Cork Tile	5%			2040	* *	5	$4,700	
Sheet Vinyl/Rubber	3%			2035	* *	5	$4,800	
Traffic Topping	5%			2035	* *	5	$6,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Laboratories And 2nd Floor								
Explanation : Liquid Applied Epoxy Floor								
Vinyl Tile	18%			2035	* *	3	$7,200	
Vinyl Tile 9" X 9"	6%			2025	$1,212,500	3	$2,400	
Wood	3%			2045	* *	5	$6,000	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 11
Asset # : 2314

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%			2033	$321,600	5	$5,500	
Gypsum Board	57%			LIFE	* *	5	$62,200	
Plaster	30%	Now	$28,400	LIFE	* *	5	$16,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Roof Stair Bulkhead								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Roof Stair Bulkhead								
Wood	10%			LIFE	* *	5	$72,700	
Ceilings								
AcousTile,Adhered	2%			2043	* *	5	$2,100	
AcousTileSusp.Lay-In	20%			2043	* *	5	$21,400	
Exposed Struc: Concrete	3%			LIFE	* *	5	$500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Fifth Floor								
Exposed Struc: Steel	2%			LIFE	* *			
Gypsum Board	11%			LIFE	* *	5	$14,700	
Metal Panel	5%			LIFE	* *	5	$6,700	
Plaster	57%	Now	$39,700	LIFE	* *	5	$38,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Adjacent To Sloped Glazing 5th Floor								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Adjacent To Sloped Glazing 5th Floor								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Fed From Building 1								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	* *	5	$300	
Raceway								
Conduit	100%			2040	* *	1		
Panelboards								
Molded Case Bkrs	100%			2038	* *	5	$1,900	
Wiring								
Thermoplastic	100%			2040	* *	1		
Motor Controllers								
Locally Mounted	30%			2035	* *	5	$100	
Variable Frequency Drive	70%			2043	* *			
Lighting								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 11
Asset # : 2314

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	80%			2030	$999,000	10	$52,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 20%								
Location : Throughout								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Incandescent	15%			2025	$167,900	2	$200	
LED	5%			2035	* *			
Egress Lighting								
Emergency, Battery	25%			2030	$32,100	10	$4,300	
Emergency, Battery	25%			2030	$32,100	10	$4,300	
Exit, Service	50%			2030	$16,500	1		
Alarm								
Security System								
Generic	100%			2035	* *	1	$26,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Fed From Command Station In Building 12								
Fire/Smoke Detection								
No Component	20%							
Generic, Digital	80%			2035	* *	1-3	$35,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Fed From Fire Command Center In Building 12								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2033	$46,100	5	$4,200	
Distribution								
Steam Piping/Pump	20%	0-2	$73,500	2060	* *			
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Throughout Due To Deteriorating Piping								
Steam Piping/Pump	80%	4+	$294,000	2060	* *			
On Extended Life, Extent : Moderate, Area Affected : 80%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Explanation : Piping Covered In Insulation								

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AMERICAN MUSEUM OF NATL HISTORY SECTION 11
Asset # : 2314

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	5%	0-2	$43,200	2040	* *	1	$2,000	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Mechanical Room 5th Floor								
Air Handler	45%			2030	$647,800	1	$19,900	
Convector/Radiator	10%	0-2	$37,500	2050	* *	1	$2,100	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Throughout, Defective Steam Traps And Danfoss Valves								
Convector/Radiator	40%	4+	$75,100	2035	* *	1	$8,300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	30%			2046	* *	1		
No Component	70%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Section 17								
Explanation : From Chilled Water Plant								
Conversion Equipment								
Split Unit	10%			2030	$181,700			
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Window/Wall Unit	10%	2-4	$17,400	2030	$29,000	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
No Component	80%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Lower Level								
Explanation : Chilled Water Is Fed From Section 17 Central Chiller Plant								
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2040	* *	4	$2,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Piping Only, Chilled Water Is Pumped From Section 17								
No Component	50%							
Terminal Devices								
Air Handler/Dir Expansion	10%			2030	$29,300	1		
Other Observation, Extent : Light, Area Affected : 10%								
Location : Basement And Mechanical Rooms								
Explanation : Computer Room Units And Units For All Floors								
Air Handler/Cool/Ht	50%			2030	$148,400	1	$22,100	
No Component	40%							

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AMERICAN MUSEUM OF NATL HISTORY SECTION 11
Asset # : 2314

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Water Cooling Tower	100%			2028	$77,300	2	$71,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Courtyard								
Explanation : Serves Chiller Plant In Section 17								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$39,800	
Exhaust Fans								
Roof	100%	4+	$74,200	2030	$148,400	2	$1,700	
Malfunctioning, Extent : Severe, Area Affected : 50%								
Location : Roof								
Plumbing								
H/C Water Piping								
Galvanized Steel	60%			2028	$586,000	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Galvanized Steel	40%	0-2	$156,300	2050	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : At Points Of Use, Heavy Internal Pipe Corrosion Reported, The Internal Pipe Corrosion Is Creating Water Flow Restriction Issues								
Water Heater With Tanks								
Electric	5%			2025	$1,300	4		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 5th Floor Conservation Laboratory								
Explanation : 50 Gallon								
No Component	95%							
Sanitary Piping								
Cast Iron	100%	4+	$289,100	LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	80%	Now	$4,300	LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Cast Iron	20%	0-2	$32,400	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 5th Floor, Education								
Explanation : 1 Unit, No 7								

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 11
Asset # : 2314

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Standpipe								
Generic	100%			2040	* *	1-5	$36,000	
Sprinkler								
No Component	95%							
Generic	5%			2040	* *	1-2	$1,000	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : Basement							

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	:	**AMERICAN MUSEUM OF NATL HISTORY SECTION 11A**			
Address	:	**W 77TH ST. AND CENTRAL PARK WEST**			
Borough	:	**MANHATTAN**	**Agency's Number**	:	**N/A**
Program / Asset #	:	**DCA0002.11A / 2330**	**Yr Built/Renovated**	:	**1982 / 1990**
Area Sq Ft	:	**4,211**	**Project Type**	:	**CULTURAL AFFAIRS**
Date of Survey	:	**06-Dec-2018**	**Landmark Status**	:	**HISTORICAL LANDMARK DISTRICT**
Areas Surveyed	:	**Roof, Floors 1,2**			
Block	:	**1130** **Lot** : **1**	**BIN**	:	**1083846**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Mechanical		$87,600
Total		**$87,600**
Importance Code B		$87,600
Total		**$87,600**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$12,800	$20,600		
Interior Architecture	$2,600		$1,500	
Electrical	$200	$3,800	$200	$200
Mechanical	$500	$49,900	$700	$400
Total	**$16,000**	**$74,300**	**$2,400**	**$500**
Importance Code A	$12,800	$20,600		
Importance Code B	$3,200	$53,700	$2,400	$500
Importance Code C				
Total	**$16,000**	**$74,300**	**$2,400**	**$500**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	$4,900	
Metal Panel	15%			2040	* *	5-10	$6,000	
Windows								
Aluminum	10%			2038	* *	5	$100	
Wood	90%	Now	$11,700	2055	* *	5	$2,300	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Concrete Masonry Unit	25%	Now	$500	LIFE	* *	5	$200	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : South Side								
Masonry: Brick	65%			LIFE	* *	5	$400	
Pre-Cast Concrete	10%			LIFE	* *	5	$400	
Roof								
Built-Up (BUR)	35%			2025	$17,600	10	$1,400	
Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%								
Location : Upper Roof								
Modified Bitumen	65%	Now	$600	2030	$30,600			
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : At Roof Penetration								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Above Office Area								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Interior								
Floors								
Carpet	35%			2029	$41,800	3	$3,300	
Slate	5%			LIFE	* *	5	$300	
Terrazzo	10%			LIFE	* *	5	$500	
Vinyl Tile	50%			2035	* *	3	$1,200	
Interior Walls								
Gypsum Board	25%			LIFE	* *	5	$1,300	
Masonry: Brick	5%			LIFE	* *			
Plaster	65%			LIFE	* *	5	$1,700	
Wood	5%			LIFE	* *	5	$1,800	

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	$300	2043	* *	5	$500	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Office								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Office								
Gypsum Board	30%			LIFE	* *	5	$2,400	
Plaster	55%	Now	$2,300	LIFE	* *	5	$2,200	
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Various								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Various								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2040	* *	1		
Panelboards								
Molded Case Bkrs	100%			2038	* *	5	$100	
Wiring								
Thermoplastic	100%			2050	* *	1		
Motor Controllers								
Locally Mounted	100%			2035	* *	5		
Lighting								
Interior Lighting								
Fluorescent	95%			2035	* *	10	$3,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 50%								
Location : Throughout								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 50%								
Location : Throughout								
LED	5%			2035	* *			
Egress Lighting								
Emergency, Service	50%			2030	$1,400	1		
Exit, Service	50%			2030	$1,000	1		
Alarm								
Security System								
No Component	50%							
Generic	50%			2030	$4,200	1	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Fed From Command Center In Building 12								

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	* *	1-3	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Fed From Fire Command Center In Building 12								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	35%			2033	$1,000	5	$100	
No Component	65%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Throughout								
Explanation : Medium Pressure Steam Sourced From Adjacent Building								
Distribution								
Central Plant Steam Piping/Pmp	100%			2040	* *	4	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2nd Floor Ceiling								
Explanation : For Units Located On Roof Of Section 1								
Terminal Devices								
Convector/Radiator	50%			2035	* *	1	$700	
No Component	50%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Lower Level								
Explanation : Air Handling Equipment Is Accounted For Under Air Conditioning								
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	50%			2025	$24,700	2	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof Section 1								
Explanation : Serves 2nd Floor								
Exterior Pkg Unit - Cooling	50%			2025	$24,700	2	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof Section 1								
Explanation : Serves 1st Floor								
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	$87,600	1	$2,600	

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$2,300	
Exhaust Fans								
Interior	100%			2030	$20,000	2	$100	
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	:	**AMERICAN MUSEUM OF NATL HISTORY SECTION 11B - LIBRARY**			
Address	:	**W 77TH ST. AND CENTRAL PARK WEST**			
Borough	:	**MANHATTAN**	**Agency's Number**	:	**N/A**
Program / Asset #	:	**DCA0002.11B / 4247**	**Yr Built/Renovated**	:	**1995 /**
Area Sq Ft	:	**38,764**	**Project Type**	:	**CULTURAL AFFAIRS**
Date of Survey	:	**06-Dec-2018**	**Landmark Status**	:	**HISTORICAL LANDMARK DISTRICT**
Areas Surveyed	:	**Roof, Floors 1,5,7**			
Block	:	**1130** **Lot** : **1**	**BIN**	:	**1083846**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Interior Architecture		$91,400
Electrical		$678,300
Mechanical		$898,400
Total		**$1,668,000**
Importance Code B		$1,668,000
Total		**$1,668,000**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$10,900	$2,600		
Interior Architecture	$36,800		$114,300	$2,900
Electrical	$2,100	$2,200	$2,300	$2,100
Mechanical	$5,900	$9,000	$8,700	$4,000
Site Enclosure	$5,400			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$65,000**	**$17,800**	**$129,300**	**$12,900**
Importance Code A	$10,900	$2,600		
Importance Code B	$40,200	$15,200	$129,300	$12,900
Importance Code C	$13,900			
Total	**$65,000**	**$17,800**	**$129,300**	**$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 - LIBRARY
Asset # : 4247

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	$33,800	
Pre-Cast Concrete	10%	Now	$5,800	LIFE	* *	5	$12,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Fascia Above Loading Dock Area								
Windows								
Aluminum	100%			2046	* *	5		
Parapets								
Copper/Terne	25%			2065	* *	5	$5,100	
Metal Rail	50%	4+	$3,000	2043	* *	5	$15,000	
Corrosion/Rusting, Extent : Light, Area Affected : 15%								
Location : Throughout								
Pre-Cast Concrete	25%			LIFE	* *	5	$6,600	
Roof								
IRMA/Protected Membrane	95%			2030		10		
Gravel/Stone Ballast, Extent : Light, Area Affected : 100%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : Northeast Corner Of Roof								
Roll Roofing	5%			2029		5		
Soffits								
Cast Stone/Terra Cotta	5%	Now	$2,100	LIFE	* *	5	$900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Loading Dock Area								
Stucco Cement	95%			2043	* *	5	$5,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Loading Dock Area								
Explanation : This Is Actually Plaster Finish								
Interior								
Floors								
Carpet	15%			2029	$165,000	3	$13,100	
Carpet	10%	Now	$22,000	2026	$110,000	3	$8,700	
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : First Floor								
Worn/Eroded, Extent : Light, Area Affected : 30%								
Location : Throughout First Floor								
Cast in Place Concrete	72%			LIFE	* *	5	$91,400	
Ceramic Tile	3%			2039	* *	5	$1,700	
Interior Walls								
Gypsum Board	90%	Now	$13,900	LIFE	* *	5	$27,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : North Side Of Stacks On Floor 2a								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : North Side Of Stacks On Floor 2a								
Masonry: Brick	10%			LIFE	* *			

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2043	* *	5	$8,700	
Exposed Struc: Steel	82%			LIFE	* *			
Gypsum Board	3%			LIFE	* *	5	$2,200	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2050	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rear Yard Area								
Explanation : Located Above Retaining Wall								
Retaining Walls								
Cast in Place Concrete	100%	Now	$5,400	2050	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Rear Yard Area								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Rear Yard Area								
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	100%			2035	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2035	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Mezzanine								
Explanation : 45 Kilovolt-ampere								
Raceway								
Conduit	100%			2050	* *	1		
Panelboards								
Fused Disc Sw	50%			2038	* *	5	$400	
Molded Case Bkrs	50%			2038	* *	5	$500	
Wiring								
Thermoplastic	100%			2040	* *	1		
Motor Controllers								
Locally Mounted	50%			2035	* *	5	$100	
Variable Frequency Drive	50%			2043	* *			
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
AMERICAN MUSEUM OF NATL HISTORY SECTION 11B - LIBRARY
Asset # : 4247

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	100%			2030	$678,300	10	$35,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 80%								
Location : Throughout								
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 20%								
Location : Mechanical Rooms								
Egress Lighting								
Emergency, Service	50%			2030	$12,800	1		
Exit, Service	50%			2030	$9,000	1		
Exterior Lighting								
LED	20%			2030	$44,500			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Controlled Via Photocell								
No Component	80%							
Alarm								
Security System								
Generic	100%			2035	* *	1	$14,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Fed From Command Center In Building 12								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	* *	1-3	$7,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Fed From Fire Command Center In Building 12								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2040	* *	1		
No Component	90%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Section 9								
Explanation : Utility Steam								
Distribution								
Steam Piping/Pump	100%			2040	* *			
Terminal Devices								
Convector/Radiator	10%			2035	* *	1	$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Stairwell								
Explanation : All Floors								
No Component	90%							

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2040	* *	4	$2,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Section 17								
Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17								
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	$806,200	1	$24,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$21,600	
Exhaust Fans								
Interior	50%			2030	$92,100	2	$600	
Roof	50%			2030	$40,300	2	$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 7th Floor, Library								
Explanation : 1 Unit, No 11b								
Fire Suppression								
Standpipe								
Generic	100%			2050	* *	1-5	$19,500	
Sprinkler								
Generic	100%			2050	* *	1-2	$10,900	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **AMERICAN MUSEUM OF NATL HISTORY SECTION 12**		
Address	: **W 77TH ST. AND CENTRAL PARK WEST**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0002.012 / 2315**	**Yr Built/Renovated**	: **1935 / 2013**
Area Sq Ft	: **151,891**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **10-Dec-2018**	**Landmark Status**	: **EXTERIOR, HISTORICAL DISTRICT**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,4,5,6**		
Block	: **1130** **Lot** : **1**	**BIN**	: **1083846**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$330,100	$2,020,400
Interior Architecture	$136,700	$1,835,700
Electrical		$2,697,300
Mechanical	$4,922,000	$1,075,300
Site Pavements		$1,889,000
Total	**$5,388,800**	**$9,517,800**
Importance Code A	$330,100	$2,020,400
Importance Code B	$5,058,700	$5,608,300
Importance Code C		$1,889,000
Total	**$5,388,800**	**$9,517,800**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$6,200	$1,100		
Interior Architecture	$52,000	$19,200	$442,400	$7,100
Electrical	$22,900	$13,300	$14,700	$12,500
Mechanical	$51,300	$46,600	$44,400	$25,500
Site Pavements	$37,800			
Elevators/Escalators	$43,400	$43,400	$43,400	$43,400
Total	**$213,500**	**$123,600**	**$544,900**	**$88,500**
Importance Code A	$12,200	$4,800	$3,800	$3,800
Importance Code B	$163,600	$118,800	$541,200	$84,800
Importance Code C	$37,800			
Total	**$213,500**	**$123,600**	**$544,900**	**$88,500**

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 12
Asset # : 2315

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	15%	2-4	$153,500	LIFE	* *	5	$34,800	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Masonry: Granite	85%			LIFE	* *	5	$147,900	
Windows								
Bronze/Brass	25%			2038	* *	5	$28,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Central Park West Side - East Facade								
Explanation : Painted Surface								
Steel	75%			2029	$1,248,900	5	$168,500	
Parapets								
Masonry: Brick	8%	Now	$4,300	LIFE	* *	5	$600	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Granite	80%			LIFE	* *	5	$8,000	
Metal Panel	7%			2050	* *	5	$2,100	
Metal Rail	5%			2043	* *	5-10	$7,200	
Roof								
Built-Up (BUR)	10%	2-4	$1,800	2030	$92,400			
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Flat Roof At West Side								
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 50%								
Location : Flat Roof At West Side								
Copper/Terne	50%			2045	* *	10	$92,300	
IRMA/Protected Membrane	10%			2030	$187,400	10	$7,400	
Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 20%								
Location : Lower Roof On South Side								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Lower Roof Areas								
Explanation : Located On North And South Sides								
Modified Bitumen	30%			2030	$259,600	10	$22,200	
Soffits								
Ceramic Tile	70%			2050	* *	10		
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Driveway Below Main Stair Entrance								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Driveway Below Main Stair Entrance								
Explanation : This Is Actually Architectural Terracotta Tile								
Masonry: Granite	30%			LIFE	* *	5		
Interior								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 12
Asset # : 2315

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%			2026	$431,000	3	$34,100	
Cast in Place Concrete	10%	Now	$41,500	LIFE	* *	5	$49,700	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Explanation : Ground Water Penetration And Flooding								
Ceramic Tile	3%			2039	* *	5	$6,800	
Marble Panels	12%			LIFE	* *	5	$20,500	
Quarry Tile	5%			2035	* *	5	$17,100	
Terrazzo	30%	2-4	$136,700	LIFE	* *	5	$53,300	
Horizontal Cracks, Extent : Moderate, Area Affected : 15%								
Location : First Floor And Lower Level Hall And Corridors								
Vinyl Tile	25%			2030	$1,683,000	3	$28,400	
Wood	5%			2045	* *	5	$21,300	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$17,400	
Panel: Limestone	25%			LIFE	* *			
Marble Panels	10%			LIFE	* *			
Plaster	40%			LIFE	* *	5	$34,900	
Plaster	10%			LIFE	* *	5	$8,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : T. Roosevelt Memorial Hall								
Explanation : Murals On Plaster								
Ceilings								
AcousTileConcealSpLn	10%			2043	* *	5	$28,400	
AcousTileSusp.Lay-In	10%			2043	* *	5	$22,700	
Exposed Struc: Concrete	10%			LIFE	* *	5	$3,600	
Plaster	20%			LIFE	* *	5	$28,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : T. Roosevelt Memorial Hall And Rotunda								
Explanation : Decorative Coffered Ceilings								
Plaster	50%			LIFE	* *	5	$71,000	
Site Enclosure								
Free Standing Walls								
Masonry: Fieldstone	100%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Entrance And Driveway Area								
Explanation : This Is Actually Granite								
Retaining Walls								
Masonry: Fieldstone	100%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Entrance								
Explanation : This Is Actually Granite								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	* *			

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Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 12
Asset # : 2315

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%	Now	$37,800	2033	$1,889,000			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Main Entrance Steps								
Parking/Driveway								
Cast in Place Concrete	100%			2043	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Level Driveway								
Explanation : This Is Actually Stamped Concrete								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2043	* *	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement								
Explanation : 225 Kilovolt-ampere								
Switchgear / Switchboard								
Fused Disc Sw	80%			2040	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 80%								
Location : Sub-basement								
Explanation : 800 Ampere Main Switch								
Fused Disc Sw	20%			2050	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement								
Explanation : One 800 And Three 600 Ampere Switches								
Raceway								
Conduit	100%			2040	* *	1		
Panelboards								
Molded Case Bkrs	100%			2038	* *	5	$4,000	
Wiring								
Braided Cloth	10%	4+	$10,400	2055	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	90%			2050	* *	1		
Motor Controllers								
Locally Mounted	100%			2035	* *	5	$1,000	
Lighting								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 12
Asset # : 2315

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	90%			2030	$2,391,900	10	$125,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 30%								
Location : Throughout								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 70%								
Location : Throughout								
LED	10%			2035	* *			
Egress Lighting								
Emergency, Service	50%			2030	$50,100	1		
Exit, Service	50%			2030	$35,100	1		
Exterior Lighting								
Fluorescent	20%			2030	$129,900	10	$2,800	
No Component	80%							
Alarm								
Security System								
Generic	100%			2035	* *	1	$56,700	
Fire/Smoke Detection								
No Component	20%							
Generic, Digital	80%			2035	* *	1-3	$74,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Fire Command Center In Security Area								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	50%			2039	* *	1	$37,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement								
Explanation : One Unit								
Pres. Reducing Valve/LP Steam	50%			2039	* *	5	$4,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement								
Explanation : Mechanical Room								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 12
Asset # : 2315

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	50%			2046	* *	4	$3,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement								
Explanation : Glycol System								
Steam Piping/Pump	15%			2050	* *			
Steam Piping/Pump	25%	0-2	$195,600	2060	* *			
Corroded, Extent : Severe, Area Affected : 100%								
Location : All Floors, Piping Original To Building								
Steam Piping/Pump	10%	4+	$78,200	2060	* *			
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : All Floors								
Terminal Devices								
Air Handler	40%			2025	$1,225,500	1	$37,600	
Convector/Radiator	5%	0-2	$39,900	2050	* *	1	$2,200	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Throughout, Defective Steam Traps And Condensate Quenching Tank								
Convector/Radiator	55%	4+	$219,700	2035	* *	1	$24,300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	10%			2046	* *	1		
No Component	90%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Section 17								
Explanation : Chilled Water Plant								
Conversion Equipment								
Split Unit	5%			2030	$193,300			
Window/Wall Unit	10%			2025	$61,700	1		
No Component	85%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Section 17								
Explanation : Chiller Water Is Supplied To This Building From The Central Chiller Plant In Section 17								
Distribution								
CW & CHW Wtr Pipe/Pump	90%			2040	* *	4	$10,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Section 17								
Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17								
No Component	10%							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 12
Asset # : 2315

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	20%			2030	$94,800	1	$18,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : East Roof								
Air Handler/Cool/Ht	80%			2025	$379,100	1	$75,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms And Roof								
Explanation : West Roof And North And Sub-basements								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$84,700	
Exhaust Fans								
Roof	100%			2025	$315,900	2	$4,700	
Plumbing								
H/C Water Piping								
Galvanized Steel	50%	4+	$415,700	2050	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Galvanized Steel	50%	0-2	$415,700	2050	* *	1		
Corroded, Extent : Severe, Area Affected : 20%								
Location : At Or Near Point Of Use, Heavy Internally Corroded Piping Reported. The Internal Corrosion Is Creating Water Flow Restriction Issues								
Water Heater With Tanks								
Electric	100%			2024	$25,300	4		
Not in Service, Extent : Severe, Area Affected : 5%								
Location : Sub-basement								
Other Observation, Extent : Light, Area Affected : 95%								
Location : Throughout								
Explanation : Janitors Closets And Mechanical Rooms								
HW Heat Exchanger								
Steam Fired	100%			2030	$787,300	4	$15,000	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Sub-basement								
Sanitary Piping								
Cast Iron	100%	2-4	$1,230,500	LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 12
Asset # : 2315

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	40%	0-2	$137,800	LIFE	* *	1		
Corroded, Extent : Severe, Area Affected : 20%								
Location : Sub-basement And Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour								
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Risers								
Explanation : Original To The Building And Failing In Multiple Locations								
Cast Iron	60%	4+	$206,700	LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%			2035	* *	4	$3,200	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Sub-basement								
Explanation : Mechanical								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 5th Floor, Roosevelt Hall								
Explanation : 4 Units, No 1, 2, 3, 4								
Fire Suppression								
Standpipe								
Generic	100%			2040	* *	1-5	$76,600	
Sprinkler								
No Component	90%							
Generic	10%			2040	* *	1-2	$4,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement And Sub-basement								
Explanation : Source In Section 17								

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	:	**AMERICAN MUSEUM OF NATL HISTORY SECTION 13 AND 13A**			
Address	:	**W 77TH ST. AND CENTRAL PARK WEST**			
Borough	:	**MANHATTAN**	**Agency's Number**	:	**N/A**
Program / Asset #	:	**DCA0002.013 / 2316**	**Yr Built/Renovated**	:	**1932 / 1995**
Area Sq Ft	:	**81,358**	**Project Type**	:	**CULTURAL AFFAIRS**
Date of Survey	:	**10-Dec-2018**	**Landmark Status**	:	**HISTORICAL LANDMARK DISTRICT**
Areas Surveyed	:	**Basement, Sub Basement, Roof, Floors 1,4,5,6,7,Ph**			
Block	:	**1130** **Lot** : **1**	**BIN**	:	**1083846**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$4,065,600	$288,400
Interior Architecture	$331,200	$360,600
Electrical		$1,423,200
Mechanical	$1,591,000	$1,304,800
Total	**$5,987,800**	**$3,377,000**
Importance Code A	$4,065,600	$340,900
Importance Code B	$1,769,200	$3,036,100
Importance Code C	$153,000	
Total	**$5,987,800**	**$3,377,000**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$31,000	$8,700		
Interior Architecture	$1,500		$355,400	$1,500
Electrical	$6,700	$32,500	$7,900	$6,700
Mechanical	$12,100	$57,900	$17,000	$11,100
Elevators/Escalators	$8,900	$8,900	$8,900	$8,900
Total	**$60,200**	**$108,000**	**$389,200**	**$28,200**
Importance Code A	$31,000	$8,700		
Importance Code B	$29,200	$99,300	$389,200	$28,200
Importance Code C				
Total	**$60,200**	**$108,000**	**$389,200**	**$28,200**

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	7%	Now	$1,094,700	2050	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 80%								
Location : Throughout Bulkhead								
Deteriorated Finish, Extent : Moderate, Area Affected : 40%								
Location : Throughout Bulkhead								
Misaligned/Bulging, Extent : Moderate, Area Affected : 80%								
Location : Throughout Bulkhead								
Masonry: Brick	85%	Now	$1,527,100	LIFE	* *	5	$173,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various								
Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
Location : North Facade - Roof Bulkhead								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : 7th Floor Bulkheads								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Stucco Cement	8%	Now	$593,000	2050	* *	5	$20,400	
Diagonal Cracks, Extent : Moderate, Area Affected : 20%								
Location : Penthouse								
Water Penetration, Extent : Moderate, Area Affected : 100%								
Location : Penthouse								
Windows								
Steel	100%	Now	$446,100	2038	* *	5	$115,300	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Penthouse								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 35%								
Location : Throughout								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Concrete Masonry Unit	45%	Now	$9,700	LIFE	* *	5	$3,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 35%								
Location : Interior Of Parapet Wall								
Diagonal Cracks, Extent : Moderate, Area Affected : 30%								
Location : Interior Of Parapet Wall								
Masonry: Brick	32%	Now	$56,300	LIFE	* *	5	$2,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : East And West Stair Tower								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Exterior Of Parapet Walls								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Elevator Tower								
Vegetation Growth, Extent : Moderate, Area Affected : 25%								
Location : Interior Face Of Penthouse								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Bulkhead Roofs								
Masonry: Granite	15%	Now	$4,200	LIFE	* *	5	$1,200	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Stucco Cement	8%	Now	$17,200	2050	* *	5	$700	
Loose/Delam Surface, Extent : Moderate, Area Affected : 55%								
Location : Interior Of Parapet Wall - Throughout								
Roof								
Built-Up (BUR)	80%	Now	$348,400	2040	* *			
Vegetation Growth, Extent : Severe, Area Affected : 15%								
Location : Various								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Various								
Worn/Eroded, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Copper/Terne	10%			2045	* *	10	$8,700	
Modified Bitumen	5%			2030	$20,400	10	$1,700	
Skylight, Plastic	5%			2043	* *	1		
Interior								
Floors								
Carpet	15%			2026	$346,300	3	$27,400	
Cast in Place Concrete	10%			LIFE	* *	5	$26,600	
Cork Tile	15%	Now	$78,900	2040	* *	5	$8,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout Various Offices								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout Various Offices								
Terrazzo	50%			LIFE	* *	5	$47,600	
Vinyl Tile	10%			2030	$360,600	3	$6,100	

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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
AMERICAN MUSEUM OF NATL HISTORY SECTION 13 AND 13A
Asset # : 2316

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Gypsum Board	10%			LIFE	* *	5	$17,600	
Masonry: Brick	10%			LIFE	* *			
Metal Panel	5%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Exhibition Halls								
Explanation : Inset Decorative Panels								
Marble Panels	20%			LIFE	* *			
Plaster	5%	Now	$153,000	LIFE	* *	5	$4,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Upper Floors And Bulkhead Walls								
Water Penetration, Extent : Moderate, Area Affected : 35%								
Location : Upper Floors And Bulkhead Walls								
Plaster	50%			LIFE	* *	5	$44,000	
Ceilings								
AcousTile,Adhered	10%			2043	* *	5	$12,200	
AcousTileSusp.Lay-In	15%			2043	* *	5	$18,300	
Gypsum Board	10%			LIFE	* *	5	$15,200	
Masonry: Marble	5%			LIFE	* *	1		
Plaster	5%	Now	$99,200	LIFE	* *	5	$3,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Upper Floor Ceilings And Bulkhead								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Upper Floor Ceilings And Bulkhead								
Plaster	55%			LIFE	* *	5	$41,900	

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2040	* *	1		
Panelboards								
Molded Case Bkrs	100%			2038	* *	5	$2,100	
Wiring								
Thermoplastic	100%			2050	* *	1		
Motor Controllers								
Locally Mounted	100%			2035	* *	5	$500	
Lighting								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	95%			2030	$1,352,300	10	$70,900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Incandescent	2%			2025	$25,500	2		
LED	3%			2035	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Exhibition Areas								
Explanation : LED Observed								
Egress Lighting								
Emergency, Service	50%			2030	$26,900	1		
Exit, Service	50%			2030	$18,800	1		
Alarm								
Security System								
Generic	100%			2035	* *	1	$30,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Fed From Command Center In Building 12								
Fire/Smoke Detection								
No Component	20%							
Generic, Digital	80%			2035	* *	1-3	$40,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Fed From Fire Command Center In Building 12								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2033	$52,500	5	$4,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement								
Explanation : Medium Pressure To Low Pressure								
Distribution								
Steam Piping/Pump	100%	4+	$209,500	2050	* *			
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	70%			2030	$1,148,800	1	$35,200	
Convector/Radiator	5%	0-2	$21,400	2050	* *	1	$1,200	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Throughout, Defective Steam Traps								
Convector/Radiator	25%	4+	$71,300	2035	* *	1	$5,900	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	20%			2046	* *	1		
No Component	80%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Section 17								
Explanation : Central Plant								
Conversion Equipment								
Split Unit	5%			2030	$103,500			
Window/Wall Unit	20%			2024	$66,100	1		
No Component	75%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Section 17								
Explanation : Chilled Water Is Supplied To This Building From Section								
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2040	* *	4	$4,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Section 17								
Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant								
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2025	$338,400	1	$40,300	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$45,400	
Exhaust Fans								
Roof	100%			2025	$169,200	2	$2,500	
Plumbing								
H/C Water Piping								
Galvanized Steel	40%	0-2	$178,100	2050	* *	1		
Corroded, Extent : Severe, Area Affected : 20%								
Location : At Or Near Points Of Use, Heavy Internally Corroded Piping Reported. The Internal Corrosion Is Creating Water Flow Restriction Issues								
Galvanized Steel	60%	4+	$133,600	2043	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater With Tanks								
Electric	100%			2025	$25,300	4		
HW Heat Exchanger								
Steam Fired	15%			2040	* *	4	$1,800	
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Explanation : Near Kitchen								
No Component	85%							
Sanitary Piping								
Cast Iron	100%	4+	$329,600	LIFE	* *	1		
Blockage /Clogged, Extent : Light, Area Affected : 10%								
Location : Kitchen Grease Trap								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	40%	0-2	$73,800	LIFE	* *	1		
Corroded, Extent : Severe, Area Affected : 20%								
Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour								
Cast Iron	60%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 6th Floor, Imax								
Explanation : 1 Unit, No 13 Operated Manually - Needs Upgrade								
Fire Suppression								
Standpipe								
Generic	100%			2040	* *	1-5	$41,000	
Sprinkler								
No Component	90%							
Generic	10%			2040	* *	1-2	$2,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement And Sub-basement								
Explanation : Source From Section 17								
Chemical System								
No Component	90%							
Generic	10%			2025	$8,700	1-3	$7,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : Hood								

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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **AMERICAN MUSEUM OF NATL HISTORY SECTION 17**		
Address	: **W 77TH ST. AND COLUMBUS AVE**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0002.017 / 2318**	**Yr Built/Renovated**	: **1931 / 2000**
Area Sq Ft	: **89,502**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **13-Dec-2018**	**Landmark Status**	: **HISTORICAL LANDMARK DISTRICT**
Areas Surveyed	: **Basement, Roof, Floors 1,3,4,5,Mez,Ph**		
Block	: **1130** **Lot** : **1**	**BIN**	: **1083846**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$2,523,500	$331,600
Interior Architecture	$452,800	$146,500
Electrical	$640,800	$1,017,200
Mechanical	$463,100	$3,159,700
Total	**$4,080,200**	**$4,655,000**
Importance Code A	$2,523,500	$389,300
Importance Code B	$1,441,200	$4,265,700
Importance Code C	$115,500	
Total	**$4,080,200**	**$4,655,000**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$46,100		$13,100	
Interior Architecture	$135,100	$10,000	$800	$13,400
Electrical	$13,800	$35,700	$9,600	$9,600
Mechanical	$74,200	$52,600	$35,100	$21,100
Site Enclosure	$2,800			
Elevators/Escalators	$8,900	$8,900	$8,900	$8,900
Total	**$280,900**	**$107,300**	**$67,500**	**$52,900**
Importance Code A	$80,800	$200	$13,100	
Importance Code B	$163,800	$107,100	$54,400	$52,900
Importance Code C	$36,300			
Total	**$280,900**	**$107,300**	**$67,500**	**$52,900**

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	$1,197,000	LIFE	* *	5	$135,600	
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Round 5th Floor								
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
Location : Bricks Below Parapet Line								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Fifth Floor And Western Extension On First Floor								
Windows								
Steel	90%	0-2	$910,500	2055	* *	5	$117,700	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Beyond Useful Life								
Steel	10%			2046	* *	5	$26,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Storefront Windows								
Explanation : East Facade								
Parapets								
Masonry: Brick	90%	Now	$66,600	LIFE	* *	5	$4,900	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Various								
Efflorescence, Extent : Severe, Area Affected : 20%								
Location : Various								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Vegetation Growth, Extent : Severe, Area Affected : 25%								
Location : Underside Of Coping Throughout								
Masonry: Granite	10%	Now	$23,300	LIFE	* *	5	$700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	50%	Now	$244,700	2040	* *			1
Debris on Roof, Extent : Light, Area Affected : 15%								
Location : Northeast Corner								
Drains Clogged, Extent : Moderate, Area Affected : 15%								
Location : Northeast Corner								
Embedded Gravel Surface, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Upper Roof Area								
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : North Side								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Worn/Eroded, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Copper/Terne	33%	0-2	$18,200	2045	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Area Around Sloped Glazing								
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
Location : Various								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various Areas Into 5th Floor Work Spaces								
Skylight, Plastic	2%	Now	$4,600	2035	* *	1		
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Elevator Machine Room And 4th Floor								
Sloped Glazing	15%	Now	$104,700	LIFE	* *	5	$78,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Eastern Bay								
Glazing Clouded, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 5th Floor								
Explanation : Window Operator Not Functioning								
Interior								

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AMERICAN MUSEUM OF NATL HISTORY SECTION 17
Asset # : 2318

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	20%	Now	$101,600	2029	$507,900	3	$40,200	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Throughout 1st And 4th Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Throughout 1st And 4th Floor								
Wrinkling, Extent : Moderate, Area Affected : 10%								
Location : Throughout 1st And 4th Floor								
Cast in Place Concrete	50%	Now	$122,100	LIFE	* *	5	$146,500	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement Electrical And Mechanical Rooms								
Quarry Tile	10%			2035	* *	5	$20,100	
Slate	5%			LIFE	* *	5	$7,100	
Worn/Eroded, Extent : Light, Area Affected : 20%								
Location : Stair Treads								
Vinyl Tile	5%			2035	* *	3	$2,500	
Wood	10%			2058	* *	5	$25,100	
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	$3,400	
Gypsum Board	35%			LIFE	* *	5	$36,000	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : 4th Floor Offices								
Masonry: Brick	10%			LIFE	* *			
Efflorescence, Extent : Severe, Area Affected : 30%								
Location : Fifth Floor Mechanical Spaces								
Plaster	15%	Now	$33,500	LIFE	* *	5	$7,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Fourth And Fifth Floors; West Facade At First Floor								
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : Fourth And Fifth Floors; Western Extension Of First Floor								
SGFT/Glazed Masonry	35%	4+	$115,500	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 5th Floor Studio Space								

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AMERICAN MUSEUM OF NATL HISTORY SECTION 17
Asset # : 2318

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	30%			2043	* *	5	$40,200	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : 3rd And 4th Floor Offices								
Exposed Struc: Concrete	50%	Now	$215,200	LIFE	* *	5	$10,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Sloped Glazing Structure At West Side Of First Floor And Basement								
Loose/Delam Surface, Extent : Moderate, Area Affected : 15%								
Location : 4th And 5th Floors; West Side Of First Floor And Basement								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 4th And 5th Floors; West Side Of First Floor And Basement								
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$16,700	
Site Enclosure								
Fence/Gates								
Chain Link	25%			2050	* *			
Iron Picket	75%			2050	* *			
Deteriorated Finish, Extent : Light, Area Affected : 25%								
Location : Throughout								
Free Standing Walls								
Masonry: Brick	100%	0-2	$2,800	2040	* *			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Planters Throughout								
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%			2033				

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : The Service Equipment Includes Four 4,000 Ampere Switches. This Electrical Service Is Known As 81st Street Service.								
Transformers								
Dry Type	70%			2035	* *	5	$200	
Dry Type	30%			2028	$42,700	5	$100	
Switchgear / Switchboard								
Fused Disc Sw	70%			2040	* *	5	$300	
Molded Case Bkrs	30%			2040	* *	5	$700	
Raceway								
Conduit	60%			2040	* *	1		
Conduit	40%			2030	$26,900	1		

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AMERICAN MUSEUM OF NATL HISTORY SECTION 17
Asset # : 2318

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	40%			2038	* *	5	$800	
Molded Case Bkrs	60%			2038	* *	5	$1,400	
Wiring								
Braided Cloth	30%			2029	$19,400	1		
Thermoplastic	70%			2040	* *	1		
Motor Controllers								
Locally Mounted	70%			2028	$173,200	5	$400	
Locally Mounted	30%			2035	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	* *	1	$27,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : There Are Several Transfer Switches Associated With The Generator. They Are In Good Condition.								
Generators								
Diesel	100%			2033	$67,400	1	$34,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : This Is A 1250 Kilovolt-ampere Generator								
Batteries								
Lead/Acid	100%			2024	$2,600	5	$3,300	
Fuel Storage								
Day Tank	50%			2038	* *	5		
Main Tank	50%			2045	* *	5		
Lighting								
Interior Lighting								
Fluorescent	40%			2030	$626,400	10	$32,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Fluorescent	30%			2025	$469,800	10	$24,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
LED	30%			2040	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement, 3rd Floor								
Explanation : LED Fixtures Were Installed In 2018								
Egress Lighting								
Emergency, Battery	50%			2030	$80,500	10	$10,800	
Exit, LED	50%			2045	* *	1		
Alarm								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
No Component	60%							
Generic	40%			2025	$72,000	1	$13,400	
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2025	$99,000	1-3	$22,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Explanation : The Main Fire Alarm Control Panel Is Located In The Basement Of Section 3.								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%	Now	$34,700	2033	$57,800	5	$2,700	
Corroded, Extent : Severe, Area Affected : 10%								
Location : 1st Floor								
Distribution								
Steam Piping/Pump	20%	0-2	$92,200	2060	* *			
Corroded, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Steam Piping/Pump	80%			2030	$614,600			
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Air Handler	30%			2030	$541,600	1	$16,600	
Convector/Radiator	55%			2028	$431,500	1	$15,900	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Convector/Radiator	5%	0-2	$23,500	2050	* *	1	$1,300	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Convector/Radiator	10%	Now	$47,100	2050	* *	1	$2,600	
Broken, Extent : Severe, Area Affected : 100%								
Location : 5th Floor								
Air Conditioning								
Energy Source								
Electricity	100%			2046	* *	1		

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	88%			2039	* *	1	$85,200	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 4 Units - Equipment Serves All Museum Building Sections								
Split Unit	2%			2030	$45,600			
Window/Wall Unit	5%	0-2	$10,900	2030	$18,200	1		
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Various Rooms, Multiple Mechanical And/ Or Electrical Defects								
Window/Wall Unit	5%			2025	$18,200	1		
Distribution								
CW & CHW Wtr Pipe/Pump	90%			2050	* *	4	$4,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Lower Level Of Section 17								
Explanation : The Condenser And Chilled Water Pumps In This Section Serves All Sections								
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	60%			2030	$1,116,900	1	$33,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 5th Floor								
Explanation : Mechanical Room								
No Component	40%							
Heat Rejection								
Air Cooled Condenser Unit	2%			2030	$5,600	2	$1,200	
No Component	60%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Section 11								
Explanation : Cooling Towers								
No Component	38%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$49,900	
Exhaust Fans								
Interior	50%			2030	$212,700	2	$1,400	
Roof	50%	Now	$1,900	2030	$93,100	2	$1,100	
Broken, Extent : Severe, Area Affected : 100%								
Location : 5th Floor								
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.
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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
Plumbing								
H/C Water Piping								
Brass/Copper	25%			2050	* *	1		
Galvanized Steel	75%	4+	$183,700	2035	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
HW Heat Exchanger								
Steam Fired	60%			2050	* *	4	$5,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units Provide Domestic Hot Water To Other Building Sections								
Steam Fired	40%	0-2	$55,700	2060	* *	4	$3,500	
Damaged, Extent : Moderate, Area Affected : 65%								
Location : Lower Level Of Section 17, 2 Of 3 Defective Heat Exchangers								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	30%	0-2	$60,900	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour								
Cast Iron	70%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2024	$3,000	4	$2,800	
Backflow Preventer								
Generic	100%			2030	$42,800	1	$5,500	
Fixtures								
Generic	100%							
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Abandoned Domestic Water Roof Tank Needs To Be Removed								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : 1 Freight Unit								
Fire Suppression								
Standpipe								
Generic	100%			2040	* *	1-5	$45,100	
Sprinkler								
Generic	100%			2040	* *	1-2	$25,100	
Fire Pump								
Generic	100%			2033	$91,600	1	$16,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Serves All Sprinklers On Campus								

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **AMERICAN MUSEUM OF NATL HISTORY SECTION 19**		
Address	: **W 77TH ST. AND CENTRAL PARK WEST**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0002.019 / 2337**	**Yr Built/Renovated**	: **1933 /**
Area Sq Ft	: **80,578**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **12-Dec-2018**	**Landmark Status**	: **HISTORICAL LANDMARK DISTRICT**
Areas Surveyed	: **Basement, Roof, Floors 1,2,4,5,6,Att**		
Block	: **1130** **Lot** : **1**	**BIN**	: **1083846**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$1,399,600	$89,700
Interior Architecture		$324,200
Electrical	$931,400	$970,900
Mechanical	$1,021,100	$11,784,300
Total	**$3,352,000**	**$13,169,000**
Importance Code A	$1,399,600	$89,700
Importance Code B	$1,952,400	$12,755,100
Importance Code C		$324,200
Total	**$3,352,000**	**$13,169,000**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$300	$30,200	$1,300	
Interior Architecture	$2,200	$24,100	$5,300	
Electrical	$3,700	$51,900	$3,100	$3,000
Mechanical	$34,400	$24,200	$21,600	$12,100
Elevators/Escalators	$15,800	$15,800	$15,800	$15,800
Total	**$56,500**	**$146,100**	**$47,000**	**$30,900**
Importance Code A	$300	$30,600	$1,300	
Importance Code B	$53,900	$115,500	$45,000	$30,900
Importance Code C	$2,200		$700	
Total	**$56,500**	**$146,100**	**$47,000**	**$30,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 19
Asset # : 2337

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	42%	Now	$406,200	LIFE	* *	5	$46,000	
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 40%								
Location : North Facade, West Façade								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : North Facade, West Facade								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Northwest Corner Office Window Head On 2nd Floor								
Masonry: Granite	58%	Now	$160,900	LIFE	* *	5	$47,700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : East Facade								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : East Facade								
Windows								
Aluminum	15%			2046	* *	5	$2,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Collections Storage								
Explanation : Interior Storm Windows.								
Steel	85%	Now	$693,700	2055	* *	5	$89,700	
Air Infiltration, Extent : Severe, Area Affected : 20%								
Location : Collections Storage And Various Offices								
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Various								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : West Side Offices								
Glazing Clouded, Extent : Moderate, Area Affected : 5%								
Location : West Side Offices								
Parapets								
Masonry: Brick	20%	2-4	$300	LIFE	* *	5	$100	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Masonry: Granite	80%			LIFE	* *	5	$600	
Roof								
Copper/Terne	35%			2045	* *	10	$30,200	
Skylight, Metal/Glass	5%			2040	* *	10	$5,700	
Slate	60%	Now	$138,800	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Slate Roof								
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Red Slate Roof								
Explanation : Approaching Extent Of Useful Life								
Interior								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 19
Asset # : 2337

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$39,600	
Cork Tile	10%			2040	* *	5	$10,600	
Marble Panels	7%			LIFE	* *	5	$6,300	
Slate	3%			LIFE	* *	5	$3,800	
Terrazzo	20%			LIFE	* *	5	$18,800	
Traffic Topping	15%			2035	* *	5	$22,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Collection Storage Areas On 6th Floor							
	Explanation : Epoxy Flooring							
Vinyl Tile	30%			2035	* *	3	$13,600	
Interior Walls								
Ceramic Tile	3%			2039	* *	5	$4,500	
Fabric on Framing	2%			2031	$324,200	5	$1,500	
Gypsum Board	53%			LIFE	* *	5	$47,500	
Marble Panels	5%			LIFE	* *			
Plaster	15%			LIFE	* *	5	$6,700	
SGFT/Glazed Masonry	20%			LIFE	* *			
Wood	2%			LIFE	* *	5	$12,000	
Ceilings								
AcousTileConcealSpLn	10%			2035	* *	5	$15,100	
AcousTileSusp.Lay-In	15%			2043	* *	5	$18,100	
Exposed Struc: Concrete	15%			LIFE	* *	5	$2,800	
Plaster	45%			LIFE	* *	5	$33,900	
Plaster	15%			LIFE	* *	5	$11,300	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2050	* *			
Retaining Walls								
Cast in Place Concrete	100%			2050	* *			
Site Pavements								
On-Site Walkways								
Asphalt	90%			2039	* *			
Pavers/Stone	10%			2039	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2030	$34,000	5	$200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : This Section Is Supplied From The 81st Street Electrical Service Located In Section 17.							
Molded Case Bkrs	30%			2040	* *	5	$600	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 19
Asset # : 2337

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	70%			2043	* *	5	$200	
Dry Type	30%			2028	$42,700	5	$100	
Switchgear / Switchboard								
Molded Case Bkrs	100%			2040	* *	5	$2,100	
Raceway								
Conduit	70%			2030	$47,200	1		
Conduit	30%			2040	* *	1		
Panelboards								
Molded Case Bkrs	60%			2029	$32,100	5	$1,300	
Molded Case Bkrs	40%			2038	* *	5	$800	
Wiring								
Braided Cloth	30%			2029	$19,400	1		
Thermoplastic	60%			2040	* *	1		
Thermoplastic	10%			2030	$6,500	1		
Motor Controllers								
Locally Mounted	70%			2028	$173,200	5	$400	
Locally Mounted	30%			2035	* *	5	$200	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	10%			2030	$141,000	10	$7,400	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Basement								
Fluorescent	20%			2030	$282,000	10	$14,800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : 5th Floor								
Fluorescent	50%			2025	$704,900	10	$37,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : 2nd, 4th, 5th Floor								
Incandescent	20%			2030	$252,700	2	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2nd, 4th Floor								
Explanation : Pendant Mounted Fixtures In The 4th Floor Use Incandescent Lamps.								
Egress Lighting								
Emergency, Battery	50%			2025	$72,500	10	$9,700	
Exit, LED	50%			2045	* *	1		
Alarm								
Security System								
No Component	60%							
Generic	40%			2025	$64,900	1	$12,000	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 19
Asset # : 2337

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2025	$89,100	1-3	$19,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Explanation : Main Fire Alarm Panel Is Located In Section 3.								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	50%	4+	$103,700	2040	* *			
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Steam Piping/Pump	50%	0-2	$207,500	2060	* *			
Corroded, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Air Handler	75%			2030	$1,219,000	1	$37,400	
Convector/Radiator	20%			2028	$141,300	1	$5,200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Convector/Radiator	5%	0-2	$21,200	2050	* *	1	$1,200	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Throughout, Defective Steam Traps								
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2050	* *	4	$4,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Section 17								
Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17								
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	$1,675,900	1	$49,800	
Dehumidifier								
No Component	50%							
Generic	50%			2028	$8,403,400			
Other Observation, Extent : Light, Area Affected : 50%								
Location : Various Floors								
Explanation : The Air Handlers Have The Capablility To Perform A Dehumidification Cycle								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$44,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 19
Asset # : 2337

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	90%			2030	$344,800	2	$2,200	
Roof	10%			2030	$16,800	2	$200	
Plumbing								
H/C Water Piping								
Galvanized Steel	10%	Now	$22,100	2035	* *	1		
Broken, Extent : Severe, Area Affected : 50%								
Location : Basement Booster Pump								
Galvanized Steel	20%	0-2	$88,200	2050	* *	1		
Corroded, Extent : Severe, Area Affected : 20%								
Location : At Points Of Use, Heavy Internal Pipe Corrosion Reported, The Internal Corrosion Is Creating Water Flow Restriction Issues								
Galvanized Steel	70%	4+	$154,400	2035	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sanitary Piping								
Cast Iron	100%	4+	$326,400	LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	30%	0-2	$54,800	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour								
Cast Iron	70%	4+	$64,000	LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Backflow Preventer								
Generic	100%			2035	* *	1	$4,900	
Fixtures								
Generic	100%							
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : Abandoned Domestic Water Roof Tank Needs To Be Removed								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 6th Floor, Ornithology And 4th To 6th Floor DC System								
Explanation : 2 Units, No 19f And 19p								
Fire Suppression								
Standpipe								
Generic	100%			2040	* *	1-5	$40,600	
Sprinkler								
No Component	50%							
Generic	50%			2040	* *	1-2	$11,300	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **AMERICAN MUSEUM OF NATL HISTORY SECTION 1A**		
Address	: **W 77TH ST. AND CENTRAL PARK WEST**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0002.01A / 2338**	**Yr Built/Renovated**	: **1955 / 1996**
Area Sq Ft	: **38,240**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **12-Dec-2018**	**Landmark Status**	: **HISTORICAL LANDMARK DISTRICT**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **1130** **Lot** : **1**	**BIN**	: **1083846**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$355,900	
Interior Architecture	$1,624,200	$593,200
Electrical	$66,900	$539,500
Mechanical	$3,473,900	$593,700
Total	**$5,520,900**	**$1,726,400**
Importance Code A	$355,900	
Importance Code B	$5,165,000	$1,726,400
Total	**$5,520,900**	**$1,726,400**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$24,700			
Interior Architecture	$197,800	$15,400		$15,400
Electrical	$1,600	$79,300	$1,400	$1,400
Mechanical	$74,100	$8,500	$32,600	$2,800
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$302,200**	**$107,100**	**$38,000**	**$23,600**
Importance Code A	$24,700	$500	$25,800	
Importance Code B	$277,500	$106,700	$12,200	$23,600
Importance Code C				
Total	**$302,200**	**$107,100**	**$38,000**	**$23,600**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 1A
Asset # : 2338

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	93%	Now	$52,000	LIFE	* *	5	$29,500	
Spalling, Extent : Moderate, Area Affected : 5%								
Location : East Facade								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : East Facade								
Masonry: Limestone	7%	Now	$5,600	LIFE	* *	5	$1,700	
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Window Sills And Headers								
Windows								
Steel	100%	2-4	$138,900	2055	* *	5	$18,000	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 20%								
Location : Offices								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$800	
Masonry: Brick	95%	2-4	$19,100	LIFE	* *	5	$1,900	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%								
Location : Deformed Copper Flashing Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 45%								
Location : Exterior Parapet Wall								
Roof								
Modified Bitumen	98%	Now	$165,000	2040	* *			
Ponding, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Seams Open/Split, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various								
Worn/Eroded, Extent : Moderate, Area Affected : 70%								
Location : Throughout								
Skylight, Plastic	2%			2043	* *	1		
Interior								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 1A
Asset # : 2338

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	45%	2-4	$195,300	2032	$488,300	3	$38,600	
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Cast in Place Concrete	5%			LIFE	* *	5	$6,300	
Vinyl Tile	35%			2030	$593,200	3	$10,000	
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Lower Levels								
Vinyl Tile 9" X 9"	15%			2025	$1,624,200	3	$3,200	
Interior Walls								
Gypsum Board	30%			LIFE	* *	5	$22,100	
Masonry: Brick	10%			LIFE	* *			
Plaster	60%			LIFE	* *	5	$22,100	
Ceilings								
AcousTileSusp.Lay-In	50%			2035	* *	5	$28,600	
Exposed Struc: Concrete	10%			LIFE	* *	5	$900	
Exposed Struc: Steel	10%			LIFE	* *			
Masonry: Infill Arch	10%			LIFE	* *			
Plaster	20%			LIFE	* *	5	$7,200	

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	10%			2040	* *	5		
Molded Case Bkrs	90%			2040	* *	5	$900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : This Section Is Supplied From The 77th Street Electrical Service Located In Section 3.								
Switchgear / Switchboard								
Fused Disc Sw	10%			2040	* *	5		
Molded Case Bkrs	90%			2040	* *	5	$900	
Raceway								
Conduit	60%			2040	* *	1		
Conduit	40%			2030	$15,800	1		
Panelboards								
Molded Case Bkrs	70%			2038	* *	5	$700	
Molded Case Bkrs	30%			2029	$9,600	5	$300	
Wiring								
Braided Cloth	30%			2029	$10,700	1		
Thermoplastic	70%			2040	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 1A
Asset # : 2338

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	70%			2028	$71,100	5	$200	
Locally Mounted	30%			2035	* *	5	$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	70%			2030	$468,400	10	$24,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluorescent	10%			2025	$66,900	10	$3,500	
LED	20%			2038	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement, 4th Floor								
Explanation : LED Fixtures Were Installed In 2017.								
Egress Lighting								
Emergency, Battery	50%			2030	$34,400	10	$4,600	
Exit, LED	50%			2045	* *	1		
Alarm								
Security System								
No Component	60%							
Generic	40%			2025	$30,800	1	$5,700	
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2025	$42,300	1-3	$9,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Section								
Explanation : The Main Fire Alarm Control Panel Is Located In Section 3.								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2026	$24,700	5	$2,300	
Distribution								
Steam Piping/Pump	50%	0-2	$98,500	2060	* *			
Corroded, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Steam Piping/Pump	50%	4+	$49,200	2040	* *			
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 1A
Asset # : 2338

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convector/Radiator	10%	0-2	$20,100	2050	* *	1	$1,100	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Throughout, Defective Steam Traps								
Convector/Radiator	25%			2028	$83,800	1	$3,100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
No Component	65%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Throughout								
Explanation : Covered Under Air Conditioning								
Air Conditioning								
Energy Source								
Electricity	35%			2046	* *	1		
No Component	65%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Section 17								
Explanation : Chilled Water Plant								
Conversion Equipment								
Split Unit	30%	Now	$14,600	2030	$292,000			
Broken, Extent : Severe, Area Affected : 10%								
Location : 4th Floor								
Window/Wall Unit	35%	0-2	$32,600	2030	$54,300	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
No Component	35%							
Distribution								
CW & CHW Wtr Pipe/Pump	65%			2050	* *	4	$1,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Section 17								
Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17								
No Component	35%							
Terminal Devices								
Air Handler/Cool/Ht	65%			2025	$336,000	1	$15,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Section 2 Fourth Floor								
Explanation : Located								
No Component	35%							
Dehumidifier								
No Component	50%							
Generic	50%			2024	$2,592,200			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Fan Rooms								
Explanation : The Air Handlers Have The Capability To Perform A Dehumidification Cycle								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 1A
Asset # : 2338

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$21,300	
Exhaust Fans								
Interior	90%	4+	$65,400	2030	$163,600	2	$800	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Fan Rooms								
Roof	10%	4+	$4,000	2030	$8,000	2	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Galvanized Steel	20%	0-2	$41,900	2050	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : At Or Near Points Of Use, Heavy Internal Corrosion Reported, The Internatal Corrosion Is Creating Water Flow Retstriction Issues.								
Galvanized Steel	80%	4+	$83,700	2035	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sanitary Piping								
Cast Iron	95%	4+	$147,200	LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Cast Iron	5%	Now	$7,700	LIFE	* *	1		
Leak Evident, Extent : Severe, Area Affected : 50%								
Location : 3rd Floor Laboratory Sink Drains								
Storm Drain Piping								
Cast Iron	20%	0-2	$17,300	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour								
Cast Iron	80%	4+	$34,700	LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 2nd Floor, Gallery 77								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2040	* *	1-5	$19,300	
Sprinkler								
No Component	80%							
Generic	20%			2050	* *	1-2	$2,100	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 1A
Asset # : 2338

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **AMERICAN MUSEUM OF NATL HISTORY SECTION 2, 2A, 2B**		
Address	: **W 77TH ST. AND CENTRAL PARK WEST**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0002.002 / 2328**	**Yr Built/Renovated**	: **1891 / 2014**
Area Sq Ft	: **105,089**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **12-Dec-2018**	**Landmark Status**	: **EXTERIOR, HISTORICAL DISTRICT**
Areas Surveyed	: **Basement, Roof, Floors 1,4,5,Att**		
Block	: **1130** **Lot** : **1**	**BIN**	: **1083846**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$1,301,100	$193,500
Interior Architecture		$7,195,900
Electrical	$810,500	$1,011,100
Mechanical	$1,350,200	$1,713,500
Site Pavements		$194,300
Total	**$3,461,900**	**$10,308,300**
Importance Code A	$1,301,100	$193,500
Importance Code B	$2,160,800	$5,700,200
Importance Code C		$4,414,600
Total	**$3,461,900**	**$10,308,300**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$18,700		$20,100	
Interior Architecture	$97,900	$50,100	$21,300	$2,000
Electrical	$9,300	$40,100	$8,300	$8,300
Mechanical	$12,600	$26,600	$26,000	$12,900
Site Pavements	$7,100			
Elevators/Escalators	$9,900	$9,900	$9,900	$9,900
Total	**$155,600**	**$126,700**	**$85,600**	**$33,100**
Importance Code A	$18,700	$200	$20,100	
Importance Code B	$83,500	$126,500	$56,000	$33,100
Importance Code C	$53,400		$9,500	
Total	**$155,600**	**$126,700**	**$85,600**	**$33,100**

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	20%	Now	$18,700	LIFE	* *	5	$10,600	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : North Facade								
Masonry: Granite	80%	Now	$107,500	LIFE	* *	5	$31,800	
Efflorescence, Extent : Moderate, Area Affected : 15%								
Location : South Elevation								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : North Facade								
Windows								
Wood	10%	Now	$70,300	2055	* *	5	$9,400	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : North Facade								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : North Facade								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : North Facade								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : North Facade								
Wood	90%			2046	* *	5	$168,800	
Roof								
Copper/Terne	5%			2033	$109,100	10	$6,500	
Roll Roofing	5%			2026	$18,000	5	$4,300	
Slate	90%	Now	$1,039,000	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Roof Is 62 Years Beyond Highest Rated Lifespan.								
Soffits								
Exposed Struc: Steel	5%			LIFE	* *	5		
Masonry: Brick	95%			LIFE	* *	5		
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.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 2, 2A, 2B
Asset # : 2328

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	15%			2029	$447,300	3	$35,400	
Cast in Place Concrete	10%			LIFE	* *	5	$34,400	
Ceramic Tile	5%			2039	* *	5	$7,900	
Cork Tile	5%			2050	* *	5	$6,900	
Other Observation, Extent : Light, Area Affected : 20%								
Location : 5th Floor								
Explanation : New Buildout								
Mosaic Tile	20%			2035	* *	5	$78,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Corridors, Various Offices								
Explanation : Historic Decorative Minton Tiles - Super Premium.								
Marble Panels	10%			LIFE	* *	5	$11,800	
Terrazzo	20%			LIFE	* *	5	$24,600	
Vinyl Tile 9" X 9"	10%			2030	$2,975,600	3	$7,900	
Wood	5%			2045	* *	5	$14,700	
Interior Walls								
Fabric on Framing	15%			2031	$4,119,000	5	$19,000	
Glass: Single Pane	15%			LIFE	* *	5	$28,500	
Gypsum Board	15%			LIFE	* *	5	$22,800	
Masonry: Brick	5%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	35%	Now	$46,200	LIFE	* *	5	$26,600	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : 5th Floor Teaching Laboratory Room 59								
Wood	10%			LIFE	* *	5	$101,300	
Ceilings								
AcousTileConcealSpLn	10%			2043	* *	5	$15,600	
AcousTileSusp.Lay-In	30%	Now	$13,300	2043	* *	5	$18,700	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Offices								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Development Offices								
Exposed Struc: Steel	7%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$15,600	
Plaster	40%	Now	$32,500	LIFE	* *	5	$31,100	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : 5th Floor Teaching Laboratory Room 59								
Plaster	3%			LIFE	* *	5	$2,300	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2050	* *			

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 2, 2A, 2B
Asset # : 2328

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Free Standing Walls								
Masonry: Fieldstone	100%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior Stair Cheek Walls								
Explanation : This Is Actually Granite								
Retaining Walls								
Masonry: Fieldstone	100%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entry Stair Area								
Explanation : This Is Actually Granite								
Site Pavements								
Public Sidewalk								
Pavers/Stone	100%			2033				
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 77th Street								
Explanation : This Is Actually An Asphalt Paver								
On-Site Walkways								
Masonry: Granite	35%	Now	$7,100	LIFE	* *			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Exterior Stairs At Main Entry								
Pavers/Stone	65%			2033	$194,300			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Entry Area								
Explanation : This Is Actually An Asphalt Paver								
Parking/Driveway								
Pavers/Stone	100%			2033				
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Entrance Area								
Explanation : This Is Actually An Asphalt Paver								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Section 2 Is Supplied From 77 Street Electrical Service Located In Section 3.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2040	* *	5	$2,800	
Raceway								
Conduit	70%			2030	$73,200	1		
Conduit	30%			2040	* *	1		

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Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 2, 2A, 2B
Asset # : 2328

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	70%			2029	$52,400	5	$1,900	
Molded Case Bkrs	30%			2038	* *	5	$800	
Wiring								
Braided Cloth	40%			2029	$41,700	1		
Thermoplastic	60%			2040	* *	1		
Motor Controllers								
Locally Mounted	80%			2028	$277,100	5	$600	
Locally Mounted	20%			2035	* *	5	$100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	* *	1	$32,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Transfer Switch Is Associated With 1,500 Kilowatt Generator.								
Lighting								
Interior Lighting								
Fluorescent	10%			2030	$183,900	10	$9,600	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : 5th Floor								
Fluorescent	20%			2030	$367,700	10	$19,300	
Fluorescent	30%			2025	$551,600	10	$28,900	
LED	30%			2038	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : LED Fixtures Installed In 2017.								
LED	10%			2040	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : LED Fixtures Installed In 2018.								
Egress Lighting								
Emergency, Battery	30%			2030	$56,700	10	$7,600	
Exit, LED	70%			2058	* *	1		
Alarm								
Security System								
No Component	60%							
Generic	40%			2025	$84,600	1	$15,700	
Fire/Smoke Detection								
No Component	40%							
Generic, Analog	60%			2025	$174,300	1-3	$38,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Section								
Explanation : The Main Fire Alarm Control Panel Is Located In Section 3.								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	15%	0-2	$81,200	2060	* *			
Corroded, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Steam Piping/Pump	15%			2050	* *			
Steam Piping/Pump	70%	4+	$189,400	2040	* *			
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Air Handler	50%			2030	$1,059,900	1	$32,500	
Convector/Radiator	10%	0-2	$55,300	2050	* *	1	$3,100	
Malfunctioning, Extent : Severe, Area Affected : 50%								
Location : Throughout, Defective Steam Traps								
Convector/Radiator	40%	4+	$110,500	2035	* *	1	$12,200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	40%			2046	* *	1		
No Component	60%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Section 17								
Explanation : Chilled Water Plant								
Conversion Equipment								
Window/Wall Unit	20%			2028	$85,300	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 5th Floor								
Explanation : Serves Offices								
No Component	80%							
Distribution								
CW & CHW Wtr Pipe/Pump	60%			2050	* *	4	$3,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Piping Only, Chilled Water Is Pumped From Central Chiller Plant In Section 17								
No Component	40%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2030	$349,700	1	$52,000	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$58,600	
Exhaust Fans								
Roof	100%			2030	$218,600	2	$3,200	
Plumbing								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Galvanized Steel	80%	4+	$230,100	2035	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Galvanized Steel	20%	0-2	$115,000	2050	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : At Points Of Use, Heavy Internal Corrosion Reported. The Internal Pipe Corrosion Is Creating Water Flow Restrictions Issuesl								
Sanitary Piping								
Cast Iron	100%	4+	$425,700	LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	70%	4+	$83,400	LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Cast Iron	25%	Now	$59,600	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour								
Cracked, Extent : Moderate, Area Affected : 25%								
Location : 2 Of 6 Cracked Risers								
Cast Iron	5%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 5th Floor, 77th Street Side Of Complex								
Explanation : 2 Units, No 15 And 16								
Fire Suppression								
Standpipe								
Generic	100%			2050	* *	1-5	$53,000	
Sprinkler								
No Component	60%							
Generic	40%			2050	* *	1-2	$11,800	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **AMERICAN MUSEUM OF NATL HISTORY SECTION 20**		
Address	: **W 77TH ST. AND CENTRAL PARK WEST**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0002.020 / 13555**	**Yr Built/Renovated**	: **1999 /**
Area Sq Ft	: **82,177**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **10-Dec-2018**	**Landmark Status**	: **HISTORICAL LANDMARK DISTRICT**
Areas Surveyed	: **Basement, Roof, Floors 1,4,6,7,8**		
Block	: **1130** **Lot** : **1**	**BIN**	: **1083846**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$68,000	$593,800
Interior Architecture	$63,400	$88,500
Electrical	$136,000	
Mechanical	$170,900	$1,709,100
Total	**$438,300**	**$2,391,500**
Importance Code A	$68,000	$593,800
Importance Code B	$370,300	$1,709,100
Importance Code C		$88,500
Total	**$438,300**	**$2,391,500**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$62,700	$42,900	$400	
Interior Architecture	$23,200	$25,400	$8,500	
Electrical	$6,800	$7,500	$9,100	$6,800
Mechanical	$12,300	$46,900	$17,000	$9,300
Elevators/Escalators	$21,700	$21,700	$21,700	$21,700
Total	**$126,700**	**$144,400**	**$56,600**	**$37,700**
Importance Code A	$63,300	$43,700	$1,000	$600
Importance Code B	$59,100	$100,700	$55,600	$37,100
Importance Code C	$4,300			
Total	**$126,700**	**$144,400**	**$56,600**	**$37,700**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 20
Asset # : 13555

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	10%			2065	* *	10	$40,800	
Masonry: Brick	71%			LIFE	* *	5	$123,600	
Masonry: Limestone	5%			LIFE	* *	5	$6,500	
Metal, Corrugated	2%			2050	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rooftop								
Explanation : Mechanical Enclosures								
Window Wall	12%	Now	$68,000	2050	* *	5	$39,200	
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : South Facing Thresholds At 8th Floor Terrace								
Windows								
Aluminum	90%			2046	* *	5	$800	
Glass Block	5%			LIFE	* *	5		
Metal Louvers	5%			2039	* *	10	$300	
Parapets								
Copper/Terne	15%			2065	* *	5	$4,300	
Masonry: Brick	45%	Now	$35,900	LIFE	* *	5	$2,600	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Interior Wall Of Parapet - 8th Floor Terrace								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 100%								
Location : Throughout 8th Floor Terrace								
Vegetation Growth, Extent : Moderate, Area Affected : 25%								
Location : Interior Wall Of Parapet - 8th Floor Terrace								
Metal Rail	25%			2043	* *	5-10	$26,600	
Pre-Cast Concrete	15%	4+	$1,500	LIFE	* *	5	$5,600	
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%								
Location : Coping Stone								
Roof								
IRMA/Protected Membrane	30%	Now	$25,300	2030	$252,500			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 100%								
Location : Throughout 8th Floor Terrace								
Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
Location : 8th Floor Terrace								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various Locations On Terrace								
Modified Bitumen	70%			2030	$217,700	10	$18,600	
Interior								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 20
Asset # : 13555

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%			2029	$233,200	3	$18,500	
Cast in Place Concrete	5%			LIFE	* *	5	$13,500	
Ceramic Tile	20%			2039	* *	5	$24,600	
Sheet Vinyl/Rubber	15%			2035	* *	5	$27,700	
Terrazzo	10%			LIFE	* *	5	$9,600	
Traffic Topping	15%			2035	* *	5	$23,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Laboratories								
Explanation : Fluid Applied Epoxy Floor								
Vinyl Tile	15%			2035	* *	3	$6,900	
Wood	10%			2058	* *	5	$23,100	
Interior Walls								
Ceramic Tile	5%			2039	* *	5	$8,700	
Concrete Masonry Unit	10%			LIFE	* *	5	$6,900	
Gypsum Board	85%			LIFE	* *	5	$88,500	
Ceilings								
AcousTileSusp.Lay-In	15%	Now	$6,600	2043	* *	5	$9,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Various Areas								
Exposed Struc: Steel	59%			LIFE	* *			
Exposed Struc: Steel	1%	Now	$63,400	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 2%								
Location : 7th Floor Ceiling Below 8th Floor Terrace								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : 7th Floor Ceiling Below 8th Floor Terrace								
Gypsum Board	25%			LIFE	* *	5	$38,400	

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 100 Ampere Main Switch Fed From 81st Street Vault In Building 17 Via Building 15								
Transformers								
Dry Type	100%			2035	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement And 8th Floor Mechanical Room								
Explanation : Three Transformers: 30, 45 And 112.5 Kilovolt-ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	* *	5	$400	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 20
Asset # : 13555

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2040	* *	1		
Panelboards								
Molded Case Bkrs	100%			2046	* *	5	$2,200	
Wiring								
Thermoplastic	100%			2050	* *	1		
Motor Controllers								
Locally Mounted	75%			2035	* *	5	$400	
Variable Frequency Drive	25%			2043	* *			
Lighting								
Interior Lighting								
Fluorescent	95%			2035	* *	10	$71,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Incandescent	5%			2025	$64,400	2	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st And 4th Foor Galleries								
Explanation : Incandescent Lighting In Exhibit Spaces								
Egress Lighting								
Emergency, Service	50%			2030	$27,100	1		
Exit, Service	50%			2030	$19,000	1		
Alarm								
Security System								
Generic	100%			2035	* *	1	$30,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Fed From Command Center At Building 12								
Fire/Smoke Detection								
No Component	20%							
Generic, Analog	80%			2035	* *	1-3	$40,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Fed From Fire Command Center In Building 12								

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 20
Asset # : 13555

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	15%			2039	* *	1	$6,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One Unit Converts Steam To Hot Water System								
No Component	85%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Basement								
Explanation : Low Pressure Steam From Section 13								
Distribution								
Hot Wtr Piping/Pump	15%			2038	* *	4	$600	
Steam Piping/Pump	85%			2040	* *			
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2040	* *	4	$6,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Section 17								
Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17								
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	$1,709,100	1	$50,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$45,800	
Exhaust Fans								
Roof	100%			2025	$170,900	2	$2,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		
Water Heater With Tanks								
Electric	100%			2025	$25,300	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
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
Vertical Transport								
Elevators								
Geared Traction	50%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 50%								
Location : Basement To 8th Floor								
Explanation : 1 Unit, No 20 F								
Hydraulic	50%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 50%								
Location : 3 Levels - Museum Shop								
Explanation : 1 Unit, No 20 P								
Fire Suppression								
Standpipe								
Generic	100%			2040	* *	1-5	$41,400	
Sprinkler								
Generic	100%			2040	* *	1-2	$23,000	

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

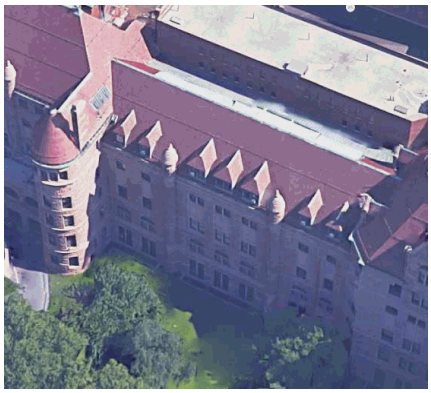
Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	:	**AMERICAN MUSEUM OF NATL HISTORY SECTION 3**			
Address	:	**W 77TH ST. AND CENTRAL PARK WEST**			
Borough	:	**MANHATTAN**	**Agency's Number**	:	**N/A**
Program / Asset #	:	**DCA0002.003 / 2808**	**Yr Built/Renovated**	:	**1894 / 2007**
Area Sq Ft	:	**67,921**	**Project Type**	:	**CULTURAL AFFAIRS**
Date of Survey	:	**12-Dec-2018**	**Landmark Status**	:	**EXTERIOR, HISTORICAL DISTRICT**
Areas Surveyed	:	**Basement, Roof, Floors 1,4,5**			
Block	:	**1130** **Lot** : **1**	**BIN**	:	**1083846**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$2,164,300	$117,600
Interior Architecture	$134,400	$4,156,700
Electrical	$486,300	$976,100
Mechanical	$789,700	$4,483,500
Site Pavements		$564,900
Total	**$3,574,800**	**$10,298,800**
Importance Code A	$2,164,300	$117,600
Importance Code B	$1,410,400	$10,061,900
Importance Code C		$119,300
Total	**$3,574,800**	**$10,298,800**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture				
Interior Architecture	$103,000	$75,000	$39,600	$3,900
Electrical	$3,000	$80,700	$2,500	$2,500
Mechanical	$5,300	$14,900	$57,400	$4,700
Site Enclosure	$1,400			
Site Pavements	$700			
Total	**$113,400**	**$170,600**	**$99,500**	**$11,200**
Importance Code A		$100	$45,800	
Importance Code B	$75,000	$170,500	$53,700	$11,200
Importance Code C	$38,500			
Total	**$113,400**	**$170,600**	**$99,500**	**$11,200**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 3
Asset # : 2808

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	5%			2050	* *	10	$7,300	
Masonry: Granite	95%	Now	$748,500	LIFE	* *	5	$44,300	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
Location : North Side Facade								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : North Side Facade								
Windows								
Wood	100%	Now	$101,200	2046	* *	5	$117,600	
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%								
Location : North Side Facade								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : North Side Facade								
Roof								
Copper/Terne	20%	Now	$59,300	2045	* *			
Drains Clogged, Extent : Severe, Area Affected : 5%								
Location : North West Corner Of Roof, Adjacent To Building 3a								
Seams Open/Split, Extent : Moderate, Area Affected : 10%								
Location : North Side								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : At North West Roof Drain								
Slate	80%	Now	$1,255,300	LIFE	* *			1
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Loose Units, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Throughout - 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								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	2%			2026	$38,500	3	$3,100	
Worn/Eroded, Extent : Moderate, Area Affected : 5%								
Location : 5th Floor Offices								
Ceramic Tile	3%			2033	$184,300	5	$3,100	
Mosaic Tile	15%			2035	* *	5	$38,100	
Terrazzo	32%	Now	$65,200	LIFE	* *	5	$25,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout 1st And 4th Floors Exhibit Halls								
Vinyl Tile	13%	Now	$19,600	2030	$391,300	3	$5,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Basement Corridor								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Basement Corridor								
Patching Evident, Extent : Light, Area Affected : 5%								
Location : Basement Corridor								
Vinyl Tile 9" X 9"	18%	Now	$69,200	2030	$3,461,800	3	$6,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout 5th Floor								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout 5th Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Throughout 5th Floor								
Wood	17%			2045	* *	5	$32,400	
Interior Walls								
Glass: Single Pane	3%			LIFE	* *	5	$3,200	
Gypsum Board	60%			LIFE	* *	5	$51,100	
Masonry: Brick	2%			LIFE	* *			
Mosaic Tile	3%			LIFE	* *			
Plaster	20%	Now	$37,000	LIFE	* *	5	$8,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Fifth Floor Offices, Mezzanine, 4th Floor And 1st Floor Exhibit Halls								
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Fifth Floor Offices, Mezzanine, 4th Floor And 1st Floor Exhibit Halls								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Fifth Floor Offices, Mezzanine, 4th Floor And 1st Floor Exhibit Halls								
Wood	12%			LIFE	* *	5	$68,200	

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	45%			2035	* *	5	$57,200	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout 1st Floor								
AcousTileSusp.Lay-In	22%			2035	* *	5	$22,400	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Cafeteria And Various Locations Throughout								
Plaster	28%	Now	$46,400	LIFE	* *	5	$17,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Fifth Floor And Mezzanine								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Fifth Floor And Mezzanine								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Fifth Floor And Mezzanine								
Plaster	5%			LIFE	* *	5	$3,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Exhibit Halls								
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : 4th Floor Exhibit Halls								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Exhibit Halls								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	2-4	$1,400	2050	* *			
Deteriorated Finish, Extent : Light, Area Affected : 15%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2050	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	15%	4+	$700	2043	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Electric Vaults In Sidewalk								
Pavers/Stone	85%			2033	$564,900			
On-Site Walkways								
Pavers/Stone	100%			2033				

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	$48,500	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : The Service Equipment Includes Three 4,000 Ampere Switches. This Service Is Known As The 77 Street Service.								
Transformers								
Dry Type	40%			2035	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : The Transformer System Includes The Following Kilovaltampere Transformer Sizes: One- 500, One- 300, One-225, One-150								
Dry Type	60%			2028	$85,500	5	$200	
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	$69,700	5	$300	
Raceway								
Busway	10%			2028	$6,700	1		
Conduit	50%			2030	$33,700	1		
Conduit	40%			2040	* *	1		
Panelboards								
Fused Disc Sw	30%			2029	$12,800	5	$500	
Molded Case Bkrs	50%			2038	* *	5	$900	
Molded Case Bkrs	20%			2029	$8,600	5	$400	
Wiring								
Braided Cloth	40%			2029	$25,800	1		
Thermoplastic	60%			2040	* *	1		
Motor Controllers								
Locally Mounted	50%			2028	$74,200	5	$200	
Locally Mounted	30%			2035	* *	5	$100	
Motor Control Center	20%			2028	$29,700	5	$400	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	60%			2030	$713,000	10	$37,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Fluorescent	30%			2025	$356,500	10	$18,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
LED	10%			2040	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : LED Fixtures Were Installed In 2018.								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	40%			2025	$48,900	10	$6,600	
Exit, LED	50%			2045	* *	1		
Exit, Service	10%			2025	$3,100	1		
Alarm								
Security System								
No Component	60%							
Generic	40%			2025	$54,700	1	$10,200	
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2025	$75,100	1-3	$16,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Explanation : The Main Fire Alarm Control Panel For The All Buildings Is Located In The Basement Of This Building.								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2026	$43,800	5	$4,000	
Distribution								
Steam Piping/Pump	20%	0-2	$70,000	2060	* *			
Corroded, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Steam Piping/Pump	80%	4+	$139,900	2040	* *			
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Convector/Radiator	15%			2028	$89,300	1	$3,300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
No Component	85%							
Air Conditioning								
Energy Source								
Electricity	30%			2046	* *	1		
No Component	70%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Section 17								
Explanation : Chilled Water Plant								
Conversion Equipment								
Window/Wall Unit	50%			2025	$137,900	1		
No Component	50%							

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	60%			2050	* *	4	$2,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Piping Only, Chilled Water Is Pumped From The Central Chiller Plant								
No Component	40%							
Terminal Devices								
Air Handler/Cool/Ht	70%			2030	$494,400	1	$29,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 5th Floor Mechanical Room								
Explanation : Units In Room serves 3a								
No Component	30%							
Dehumidifier								
No Component	60%							
Generic	40%			2028	$2,833,400			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 3rd And 4th Floor Air Handlers								
Explanation : The Air Handling Units Have The Capablity To Perform A Dehumidification Cycle								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$37,900	
Exhaust Fans								
Interior	100%			2030	$322,900	2	$2,100	
Plumbing								
H/C Water Piping								
Galvanized Steel	80%			2028	$743,500	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Galvanized Steel	20%	0-2	$74,400	2050	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : At Points Of Use, Heavy Internal Pipe Corrosion Reported, The Internal Corrosion Is Creating Water Flow Restriction Issues								
Water Heater With Tanks								
Electric	10%			2028	$2,500	4		
Other Observation, Extent : Light, Area Affected : 10%								
Location : Cafeteria								
Explanation : For Dish Washing Only								
No Component	90%							
Sanitary Piping								
Cast Iron	100%	4+	$275,100	LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	20%	0-2	$30,800	LIFE	* *	1		
Corroded, Extent : Severe, Area Affected : 20%								
Location : Basement And First Floors, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour								
Cast Iron	80%	4+	$61,600	LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2040	* *	1-5	$34,200	
Sprinkler								
No Component	85%							
Generic	15%			2040	* *	1-2	$2,900	

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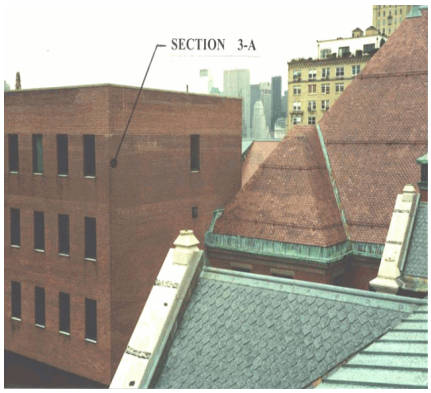
Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **AMERICAN MUSEUM OF NATL HISTORY SECTION 3A**		
Address	: **W 77TH ST. AND CENTRAL PARK WEST**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0002.03A / 2341**	**Yr Built/Renovated**	: **1969 /**
Area Sq Ft	: **71,112**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **12-Dec-2018**	**Landmark Status**	: **HISTORICAL LANDMARK DISTRICT**
Areas Surveyed	: **Basement, Roof, Floors 1,7,8,10**		
Block	: **1130** **Lot** : **1**	**BIN**	: **1083846**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$437,700	$76,500
Interior Architecture	$1,321,000	$2,521,400
Electrical	$228,700	$1,043,200
Mechanical	$2,059,600	$843,500
Total	**$4,047,000**	**$4,484,600**
Importance Code A	$437,700	$76,500
Importance Code B	$3,404,700	$4,408,100
Importance Code C	$204,500	
Total	**$4,047,000**	**$4,484,600**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$42,200			
Interior Architecture	$42,800	$700		$10,600
Electrical	$3,300	$56,700	$2,400	$2,400
Mechanical	$11,300	$44,300	$18,000	$8,400
Elevators/Escalators	$9,900	$9,900	$9,900	$9,900
Total	**$109,400**	**$111,600**	**$30,300**	**$31,300**
Importance Code A	$43,900	$200		
Importance Code B	$43,000	$111,400	$30,300	$31,300
Importance Code C	$22,500			
Total	**$109,400**	**$111,600**	**$30,300**	**$31,300**



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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	4+	$135,000	LIFE	* *	5	$76,500	
Spalling, Extent : Moderate, Area Affected : 2%								
Location : North Facade								
Windows								
Aluminum	100%			2038	* *	5	$5,000	
Parapets								
Masonry: Brick	95%	2-4	$33,900	LIFE	* *	5	$5,000	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Main Roof								
Pre-Cast Concrete	5%	2-4	$2,300	LIFE	* *	5	$1,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Coping Stones								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Roof								
Built-Up (BUR)	95%	0-2	$6,100	2025	$302,700			
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Main Roof								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Modified Bitumen	2%			2030	$6,000	10	$500	
Skylight, Plastic	3%			2035	* *	1		
Soffits								
Stucco Cement	100%			2035	* *	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$23,300	
Ceramic Tile	5%			2039	* *	5	$5,300	
Vinyl Tile	80%			2030	$2,521,400	3	$42,600	
Vinyl Tile 9" X 9"	5%			2025	$1,006,800	3	$2,000	
Interior Walls								
Ceramic Tile	5%			2039	* *	5	$7,300	
Concrete Masonry Unit	70%	4+	$204,500	LIFE	* *	5	$40,600	
Diagonal Cracks, Extent : Moderate, Area Affected : 20%								
Location : 9th And 10th Floor Corridors And Stair B								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : 9th And 10th Floor Stairwell B								
Plaster	25%	Now	$18,900	LIFE	* *	5	$10,900	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : 10th Floor Corridor								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	60%			2043	* *	5	$79,800	
AcousTileSusp.Lay-In	10%			2043	* *	5	$10,600	
Exposed Struc: Steel	20%	4+	$109,700	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement By Electrical Panels								
Plaster	10%	2-4	$6,900	LIFE	* *	5	$6,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	$48,500	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : This Electrical Service Is Known As The 77 Street Service. It Includes Three 4,000 Ampere Service Switches.								
Transformers								
Dry Type	90%			2035	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Transformer Sizes Include The Following Kilovolt-ampere Rating: 500, 300, 225, 150								
Dry Type	10%			2028	$14,200	5		
Switchgear / Switchboard								
Fused Disc Sw	60%			2030	$41,800	5	$200	
Molded Case Bkrs	40%			2040	* *	5	$700	
Raceway								
Conduit	60%			2030	$40,400	1		
Conduit	40%			2040	* *	1		
Panelboards								
Fused Disc Sw	40%			2029	$21,400	5	$700	
Molded Case Bkrs	60%			2029	$32,100	5	$1,100	
Wiring								
Braided Cloth	40%			2029	$25,800	1		
Thermoplastic	60%			2040	* *	1		
Motor Controllers								
Locally Mounted	60%			2035	* *	5	$300	
Motor Control Center	40%			2028	$79,200	5	$800	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	40%			2030	$497,700	10	$26,100	
Fluorescent	30%			2030	$373,300	10	$19,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Fluorescent	10%			2025	$124,400	10	$6,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
LED	20%			2038	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement, 10th Floor								
Explanation : LED Fixtures Were Installed In 2017.								
Egress Lighting								
Emergency, Battery	30%			2030	$38,400	10	$5,200	
Emergency, Battery	20%			2025	$25,600	10	$3,400	
Exit, LED	30%			2045	* *	1		
Exit, LED	20%			2033	$7,700	1		
Alarm								
Security System								
No Component	70%							
Generic	30%			2025	$42,900	1	$8,000	
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2025	$78,600	1-3	$17,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Explanation : The Main Fire Alarm Control Panel Is Located In The Basement Of Section 3.								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Shell & Tube	20%			2033	$65,000			
Pres. Reducing Valve/LP Steam	80%			2039	* *	5	$3,400	
Distribution								
Steam Piping/Pump	10%			2050	* *			
Steam Piping/Pump	90%	4+	$164,800	2040	* *			
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convector/Radiator	10%	0-2	$37,400	2050	* *	1	$2,100	
Malfunctioning, Extent : Moderate, Area Affected : 60%								
Location : Throughout, Defective Steam Traps								
Convector/Radiator	40%	4+	$74,800	2035	* *	1	$8,300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
No Component	50%							
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	$6,200	2050	* *	4	$3,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Piping Only, Chilled Water Is Pumped From Central Chiller Plant In Section 17								
Terminal Devices								
Air Handler/Cool/Ht	100%	0-2	$887,400	2040	* *	1	$39,600	
Noisy/Vibrating, Extent : Moderate, Area Affected : 5%								
Location : 8th Floor Fan Room								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Fan Room Air Handler								
Explanation : Control System Malfunction								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$39,700	
Exhaust Fans								
Interior	100%			2025	$338,100	2	$2,200	
Plumbing								
H/C Water Piping								
Galvanized Steel	20%	0-2	$77,800	2050	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : At Points Of Use, Heavy Internal Corrosion Reported, The Internal Corrosion Is Creating Water Flow Restriction Issues.								
Galvanized Steel	80%			2028	$778,500	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Water Heater With Tanks								
Electric	100%			2025	$25,300	4		
HW Heat Exchanger								
Steam Fired	100%			2050	* *	4	$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
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
Plumbing								
Sanitary Piping								
Cast Iron	30%	0-2	$172,800	LIFE	* *	1		
Leak Evident, Extent : Severe, Area Affected : 70%								
Location : 1st Through 7th Floor								
Cast Iron	70%	4+	$201,600	LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	30%	0-2	$48,400	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour								
Cast Iron	70%	4+	$56,400	LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 10th Floor, Frick Building								
Explanation : 1 Unit, No. 8								
Fire Suppression								
Standpipe								
Generic	100%			2040	* *	1-5	$35,900	
Sprinkler								
No Component	20%							
Generic	80%			2040	* *	1-2	$15,900	

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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **AMERICAN MUSEUM OF NATL HISTORY SECTION 4**		
Address	: **W 77TH ST. AND CENTRAL PARK WEST**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0002.004 / 2329**	**Yr Built/Renovated**	: **1895 / 2007**
Area Sq Ft	: **73,219**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **11-Dec-2018**	**Landmark Status**	: **EXTERIOR, HISTORICAL DISTRICT**
Areas Surveyed	: **Basement, Roof, Floors 1,5,Att**		
Block	: **1130** **Lot** : **1**	**BIN**	: **1083846**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$2,095,200	$181,600
Interior Architecture	$62,200	$3,596,600
Electrical	$337,200	$1,030,600
Mechanical	$1,233,800	$744,400
Total	**$3,728,300**	**$5,553,100**
Importance Code A	$2,095,200	$181,600
Importance Code B	$1,633,200	$5,371,600
Total	**$3,728,300**	**$5,553,100**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$22,200			
Interior Architecture	$118,900	$13,700		$6,900
Electrical	$12,600	$27,800	$8,400	$8,400
Mechanical	$30,400	$18,000	$62,100	$7,000
Site Pavements	$6,200			
Total	**$190,400**	**$59,500**	**$70,400**	**$22,300**
Importance Code A	$22,200	$1,000	$49,400	
Importance Code B	$92,900	$58,500	$21,000	$22,300
Importance Code C	$75,300			
Total	**$190,400**	**$59,500**	**$70,400**	**$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.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 4
Asset # : 2329

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	5%			2050	* *	10	$7,300	
Masonry: Brick	30%	Now	$119,500	LIFE	* *	5	$18,700	
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Masonry: Granite	65%	Now	$256,100	LIFE	* *	5	$30,300	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%								
Location : North Facade								
Windows								
Metal Louvers	5%			2033	$69,900	10	$7,300	
Wood	45%	Now	$396,200	2055	* *	5	$52,900	1
Air Infiltration, Extent : Severe, Area Affected : 50%								
Location : North Facade								
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : North Facade								
Split/Cracked, Extent : Severe, Area Affected : 50%								
Location : North Facade								
Wood	50%			2046	* *	5	$117,600	
Parapets								
Metal Rail	25%			2035	* *	5-10		
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Rear Portion Of Roof								
No Component	75%							

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	10%	Now	$87,800	2040	* *			
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. Abandoned Equipment On Roof.								
Copper/Terne	15%	Now	$22,200	2045	* *			
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : North Side								
Seams Open/Split, Extent : Moderate, Area Affected : 10%								
Location : North Side								
Slate	75%	Now	$1,176,900	LIFE	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Throughout, Especially Near Dormers								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Already 59 Years Beyond Material Lifespan								
Interior								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%	4+	$5,200	2029	$103,900	3	$8,200	
Worn/Eroded, Extent : Light, Area Affected : 20%								
Location : Offices Throughout								
Cast in Place Concrete	5%			LIFE	* *	5	$12,000	
Ceramic Tile	5%			2039	* *	5	$5,500	
Mosaic Tile	10%			2035	* *	5	$27,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Various								
Explanation : Historic Decorative Minton Tiles								
Slate	10%			LIFE	* *	5	$11,600	
Terrazzo	35%			LIFE	* *	5	$30,000	
Vinyl Tile	15%	Now	$9,700	2030	$486,800	3	$6,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Corridors								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Storgae Areas Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : Storage Areas Throughout								
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Various								
Explanation : 9x9 Tiles								
Vinyl Tile 9" X 9"	15%	Now	$62,200	2030	$3,109,800	3	$6,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Storage Areas Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Storage Areas Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	$2,800	
Glass: Single Pane	10%			LIFE	* *	5	$10,600	
Masonry: Brick	5%	Now	$28,700	LIFE	* *			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
Location : Basement At Areaways								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement At Areaways								
Marble Panels	10%			LIFE	* *			
Plaster	55%	Now	$40,400	LIFE	* *	5	$23,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 5th Floor And Throughout At Connection To Section 6								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 5th Floor And Throughout At Connection To Section 6								
Plywood/Hardboard	10%			LIFE	* *			
Wood	5%			LIFE	* *	5	$28,100	

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%			2043	* *	5	$11,000	
AcousTileSusp.Lay-In	40%			2043	* *	5	$43,800	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Basement Locker Rooms								
Exposed Struc: Steel	5%			LIFE	* *			
Plaster	45%	Now	$32,200	LIFE	* *	5	$30,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 5th Floor And Throughout At Connection To Section 6								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 5th Floor And Throughout At Connection To Section 6								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2050	* *			
Deteriorated Finish, Extent : Light, Area Affected : 15%								
Location : Along 77th Street								
Retaining Walls								
Cast in Place Concrete	100%			2050	* *			
Site Pavements								
Public Sidewalk								
Pavers/Stone	100%			2033				
On-Site Walkways								
Cast in Place Concrete	100%	4+	$6,200	2035	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Courtyard								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2040	* *	5	$1,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : This Building Is Supplied From The 77th Electrical Service.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2040	* *	5	$1,900	
Raceway								
Conduit	60%			2040	* *	1		
Conduit	40%			2030	$26,900	1		
Panelboards								
Fused Disc Sw	10%			2038	* *	5	$200	
Molded Case Bkrs	60%			2038	* *	5	$1,200	
Molded Case Bkrs	30%			2029	$16,000	5	$600	

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	40%			2029	$25,800	1		
Thermoplastic	60%			2040	* *	1		
Motor Controllers								
Locally Mounted	60%			2035	* *	5	$300	
Locally Mounted	40%			2028	$79,200	5	$200	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	* *	1	$22,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Transfer Switches Are Located In Section 4 And Other Sections.								
Generators								
Diesel	100%			2033	$67,400	1	$28,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Yard Area								
Explanation : 1,500 Kilowatt Generator								
Batteries								
Lead/Acid	100%			2024	$2,600	5	$2,700	
Fuel Storage								
Day Tank	50%			2038	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Yard Area								
Explanation : 200 Gallons								
Main Tank	50%			2045	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Underground								
Explanation : 6,000 Gallon Main Tank.								
Lighting								
Interior Lighting								
Fluorescent	60%			2030	$768,700	10	$40,300	
Fluorescent	20%			2025	$256,200	10	$13,400	
LED	20%			2038	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement, Upper Floor Offices								
Explanation : LED Lights Installed In 2017.								
Egress Lighting								
Emergency, Service	60%			2030	$29,000	1		
Exit, LED	30%			2045	* *	1		
Exit, Service	10%			2025	$3,400	1		
Alarm								
Security System								
No Component	40%							
Generic	60%			2030	$88,400	1	$16,400	

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2025	$81,000	1-3	$18,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Explanation : Main Control Panel Located In Section 3.								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2026	$47,200	5	$4,300	
Distribution								
Steam Piping/Pump	35%	0-2	$132,000	2060	* *			
Corroded, Extent : Severe, Area Affected : 35%								
Location : Throughout, Deteriorating Piping								
Steam Piping/Pump	65%	4+	$122,600	2040	* *			
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Convector/Radiator	5%	0-2	$19,300	2050	* *	1	$1,100	
Malfunctioning, Extent : Moderate, Area Affected : 40%								
Location : Throughout, Defective Steam Traps And Danfoss Valves								
Convector/Radiator	30%			2028	$192,500	1	$7,100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
No Component	65%							
Air Conditioning								
Energy Source								
Electricity	20%			2046	* *	1		
No Component	80%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Section 17								
Explanation : Chilled Water Plant								
Conversion Equipment								
Split Unit	10%			2030	$186,400			
Window/Wall Unit	20%			2025	$59,500	1		
No Component	70%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Section 17								
Explanation : Chilled Water Is Fed From Section 17								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific 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
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2040	* *	4	$4,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Piping Only, Chilled Water Is Fed From Section 17								
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2030	$365,500	1	$36,200	
No Component	20%							
Heat Rejection								
No Component	80%							
No Component	20%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Roof								
Explanation : Abandoned Air Condenser Unit Needs To Be Removed								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$40,800	
Exhaust Fans								
Interior	100%			2025	$348,100	2	$2,200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	4+	$200,400	2035	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Attic								
Explanation : Abandoned Water Tank Needs To Be Removed								
Water Heater With Tanks								
Electric	10%			2028	$2,500	4		
Other Observation, Extent : Light, Area Affected : 10%								
Location : Near Laboratory								
Explanation : For Laboratory Only, The Remainder Of The Building Gets Its Domestic Hot Water From Section 17								
No Component	90%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Section 17								
Explanation : Domestic Hot Water Is Fed From Section 17								
Sanitary Piping								
Cast Iron	100%	4+	$296,600	LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific 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
Plumbing								
Storm Drain Piping								
Cast Iron	10%			LIFE	* *	1		
Cast Iron	90%	4+	$74,700	LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 90%								
Location : Throughout								
Sump Pump(s)								
Submersible	100%			2024	$2,400	4	$2,300	
Backflow Preventer								
Generic	100%			2035	* *	1	$4,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Lower Level								
Explanation : Backflow Preventer Observed On Lower Level								
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2040	* *	1-5	$36,900	
Sprinkler								
No Component	95%							
Generic	5%			2040	* *	1-2	$1,000	
Chemical System								
Dry	5%			2029	$4,400	1-3	$3,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Courtyard								
Explanation : Chemical Storage								
No Component	95%							

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **AMERICAN MUSEUM OF NATL HISTORY SECTION 5**		
Address	: **W 77TH ST. AND CENTRAL PARK WEST**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0002.005 / 2309**	**Yr Built/Renovated**	: **1896 / 2007**
Area Sq Ft	: **65,035**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **11-Dec-2018**	**Landmark Status**	: **EXTERIOR, HISTORICAL DISTRICT**
Areas Surveyed	: **Basement, Roof, Floors 1,2,5,6,Att**		
Block	: **1130** **Lot** : **1**	**BIN**	: **1083846**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$1,392,100	$183,900
Interior Architecture	$97,500	$2,247,400
Electrical	$335,500	$535,000
Mechanical	$896,000	$430,900
Site Pavements		$867,400
Total	**$2,721,100**	**$4,264,500**
Importance Code A	$1,392,100	$183,900
Importance Code B	$1,329,000	$4,080,600
Total	**$2,721,100**	**$4,264,500**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$45,300		$42,500	
Interior Architecture	$222,600		$276,800	$9,700
Electrical	$27,300	$59,300	$3,600	$3,600
Mechanical	$5,700	$31,100	$10,200	$4,700
Site Enclosure	$9,100			
Site Pavements	$17,300			
Total	**$327,300**	**$90,400**	**$333,200**	**$18,100**
Importance Code A	$45,300	$900	$42,500	
Importance Code B	$209,000	$89,600	$290,700	$18,100
Importance Code C	$73,000			
Total	**$327,300**	**$90,400**	**$333,200**	**$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
AMERICAN MUSEUM OF NATL HISTORY SECTION 5
Asset # : 2309

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	2%			2050	* *	10	$3,700	
Masonry: Granite	23%	Now	$230,000	LIFE	* *	5	$13,600	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : East Facade								
Masonry: Granite	75%			LIFE	* *	5	$44,400	
Windows								
Wood	60%	Now	$329,500	2055	* *	5	$63,800	
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 : 50%								
Location : East Facade								
Wood	40%			2046	* *	5	$85,000	
Roof								
Copper/Terne	8%	Now	$7,900	2045	* *			
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Underneath Cap At Crown Of Tower								
Slate	62%	Now	$645,700	LIFE	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%								
Location : Throughout, Seams Splitting								
Loose/Miss Fasteners, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Loose Units, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Roof Is Original. Currently 50 Years Past Its Rated Life.								
Slate	20%	Now	$20,800	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Turrent								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Over Turrent								
Explanation : Actual Material Is Granite Roof Tile								
Sloped Glazing	10%	Now	$166,100	LIFE	* *	5	$62,100	1
Glazing Clouded, Extent : Moderate, Area Affected : 30%								
Location : Throughout								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Sloped Glazing	10%	Now	$166,100	LIFE	* *	5	$62,100	1
Water Penetration, Extent : Severe, Area Affected : 35%								
Location : Framing Joints								
Soffits								
Granite Panels	100%	Now	$37,400	LIFE	* *	5	$2,500	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout Turrent								
Interior								
Floors								
Carpet	15%	0-2	$55,400	2026	$276,800	3	$21,900	
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : 2nd Floor Turrent								
Cast in Place Concrete	5%			LIFE	* *	5	$10,600	
Ceramic Tile	2%			2033	$117,700	5	$1,900	
Quarry Tile	5%	Now	$7,700	2035	* *	5	$3,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement Empolyee Cafeteria								
Slate	3%			LIFE	* *	5	$3,100	
Terrazzo	50%	4+	$97,500	LIFE	* *	5	$38,000	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : 1st And 2nd Floor								
Vinyl Tile	10%	Now	$5,800	2030	$288,200	3	$3,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : 5th And 6th Floor								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 5th And 6th Floor								
Vinyl Tile 9" X 9"	10%	Now	$36,800	2030	$1,841,500	3	$3,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 5th And 6th Floor								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 5th And 6th Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : 5th And 6th Floor								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Gypsum Board	22%			LIFE	* *	5	$13,400	
Masonry: Brick	5%	Now	$20,800	LIFE	* *			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Mosaic Tile	3%			LIFE	* *			
Plaster	65%	Now	$43,100	LIFE	* *	5	$19,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : 2nd, 5th And 6th Floor At Turrent								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : 2nd, 5th And 6th Floor At Turrent								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Premium Noted In Plaster Throughout								
Wood	5%			LIFE	* *	5	$20,300	
Ceilings								
AcousTile,Adhered	20%	Now	$13,400	2043	* *	5	$9,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : 6th Floor Turrent								
AcousTileSusp.Lay-In	20%			2043	* *	5	$19,500	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Basement								
Gypsum Board	10%			LIFE	* *	5	$12,200	
Plaster	50%	Now	$39,700	LIFE	* *	5	$30,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 5th And 6th Floor Offices								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 5th And 6th Floor Offices								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Premium Noted In Plaster Throughout								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	$4,900	2050	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Deteriorated Finish, 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.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 5
Asset # : 2309

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Free Standing Walls								
Masonry: Fieldstone	100%	Now	$4,200	2040	* *			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Actual Material Is Granite								
Retaining Walls								
Cast in Place Concrete	100%			2050	* *			
Site Pavements								
Public Sidewalk								
Pavers/Stone	100%	Now	$17,300	2033	$867,400			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Corner Of Central Park West And 77th Street								
On-Site Walkways								
Masonry: Granite	75%			LIFE	* *			
Pavers/Stone	25%			2033				

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2040	* *	5	$1,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Building 5 Electrical Power Distribution System Is Supplied From Building 3.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2030	$69,700	5	$1,700	
Raceway								
Conduit	60%			2030	$40,400	1		
Conduit	40%			2040	* *	1		
Panelboards								
Molded Case Bkrs	60%			2029	$25,700	5	$1,000	
Molded Case Bkrs	40%			2029	$17,100	5	$700	
Wiring								
Braided Cloth	40%			2029	$25,800	1		
Thermoplastic	60%			2030	$38,700	1		
Motor Controllers								
Locally Mounted	80%			2028	$118,800	5	$400	
Locally Mounted	20%			2035	* *	5	$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific 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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	20%			2025	$227,600	10	$11,900	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Exhibit Areas								
Fluorescent	20%			2030	$227,600	10	$11,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 4th, 5th Floor								
Explanation : Compact Fluorescent Light Fixtures Used In Hallways.								
Fluorescent	10%	2-4	$22,800	2040	* *			
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : 1st, 5th Floor								
LED	30%			2035	* *			
LED	20%			2040	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement, 4th, 5th Floor								
Explanation : LED Fixtures Installed In 2018.								
Egress Lighting								
Exit, LED	60%			2045	* *	1		
Exit, Battery	40%			2025	$39,500	10	$1,800	
Alarm								
Security System								
No Component	40%							
Generic	60%			2030	$78,500	1	$14,600	
Fire/Smoke Detection								
No Component	40%							
Generic, Analog	60%			2025	$107,900	1-3	$24,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Main Panel Is Located In Section 3.								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	50%	0-2	$167,500	2060	* *			
Corroded, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Steam Piping/Pump	50%	4+	$83,700	2040	* *			
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convector/Radiator	35%	4+	$59,900	2035	* *	1	$6,600	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Convector/Radiator	10%	0-2	$34,200	2050	* *	1	$1,900	
Malfunctioning, Extent : Moderate, Area Affected : 60%								
Location : Throughout, Defective Steam Traps And Danfoss Valves								
No Component	55%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Section 3 And Section 9								
Explanation : The 2nd And 4th Floors Are Heated And Cooled By Equipment In Section 3 And Section 9 Respectively								
Air Conditioning								
Energy Source								
Electricity	10%			2046	* *	1		
No Component	90%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Section 17								
Explanation : Chilled Water Pipe								
Conversion Equipment								
Window/Wall Unit	10%			2025	$26,400	1		
No Component	90%							
Distribution								
CW & CHW Wtr Pipe/Pump	90%			2040	* *	4	$4,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Section 17								
Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17								
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	90%			2030	$121,700	1	$36,200	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$36,300	
Exhaust Fans								
Interior	100%			2030	$309,200	2	$2,000	
Plumbing								
H/C Water Piping								
Galvanized Steel	20%	0-2	$71,200	2050	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : At Points Of Use, Heavy Internal Pipe Corrosion Reported, The Internal Pipe Corrosion Is Creating Water Flow Restriction Issues								
Galvanized Steel	80%	4+	$142,400	2035	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific 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
Plumbing								
Sanitary Piping								
Cast Iron	100%	4+	$263,400	LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	40%	0-2	$59,000	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour								
Cast Iron	60%	4+	$14,800	LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Fixtures								
Generic	100%							
Other Observation, Extent : Light, Area Affected : 100%								
Location : Attic								
Explanation : Abandoned Domestic Water Roof Tank Needs To Be Removed								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2040	* *	1-2	$1,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Basement								

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **AMERICAN MUSEUM OF NATL HISTORY SECTION 6 AND 6A**		
Address	: **W 77TH ST. AND COLUMBUS AVE**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0002.006 / 2310**	**Yr Built/Renovated**	: **1897 / 1990**
Area Sq Ft	: **80,047**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **11-Dec-2018**	**Landmark Status**	: **EXTERIOR, HISTORICAL DISTRICT**
Areas Surveyed	: **Basement, Roof, Floors 1,4,5,6,Mez,Att**		
Block	: **1130** **Lot** : **1**	**BIN**	: **1083846**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$1,554,700	$145,400
Interior Architecture	$400,000	$9,917,000
Electrical	$1,569,400	$244,900
Mechanical	$456,000	$7,388,300
Total	**$3,980,100**	**$17,695,600**
Importance Code A	$1,554,700	$197,100
Importance Code B	$2,312,200	$17,498,600
Importance Code C	$113,200	
Total	**$3,980,100**	**$17,695,600**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$60,000	$10,300		
Interior Architecture	$132,400	$7,500	$522,400	$19,800
Electrical	$4,000	$14,100	$3,600	$3,600
Mechanical	$150,100	$100,800	$37,600	$6,800
Site Enclosure	$300			
Elevators/Escalators	$17,800	$17,800	$17,800	$17,800
Total	**$364,700**	**$150,500**	**$581,300**	**$47,900**
Importance Code A	$60,000	$11,400		
Importance Code B	$304,300	$139,200	$581,300	$47,900
Importance Code C	$300			
Total	**$364,700**	**$150,500**	**$581,300**	**$47,900**

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 6 AND 6A
Asset # : 2310

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	5%			2050	* *	10	$8,100	
Masonry: Brick	5%	0-2	$15,300	LIFE	* *	5	$3,500	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Above Lintels West Side								
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Above Lintels West Side								
Masonry: Granite	90%	Now	$394,600	LIFE	* *	5	$46,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Northern Portion Of West Facade								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Northern Portion Of West Facade								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Northern Portion Of West Facade								
Windows								
Wood	25%	Now	$199,100	2055	* *	5	$26,600	
Air Infiltration, Extent : Severe, Area Affected : 50%								
Location : West Facade And Courtyard								
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : West Facade And Courtyard								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : West Facade And Courtyard								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : West Facade And Courtyard								
Wood	75%			2046	* *	5	$159,400	
Parapets								
Masonry: Brick	5%			LIFE	* *	5		
Masonry: Granite	10%			LIFE	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Cornice, Turrets And Decorations								
Explanation : Rose Granite								
Metal Rail	5%			2035	* *	5-10	$800	
No Component	80%							

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Copper/Terne	8%			2045	* *	10	$9,900	
Roll Roofing	2%			2029	$6,900	5	$1,600	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : At Drain								
Slate	80%	Now	$881,300	LIFE	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Slate In Place For 139 Years - 59 Years Beyond Material Lifespan.								
Sloped Glazing	10%	Now	$43,900	LIFE	* *	5	$65,700	
Glazing Clouded, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Into Attic Mechanical Area								
Soffits								
Masonry: Granite	100%			LIFE	* *	5		
Interior								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 6 AND 6A
Asset # : 2310

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	23%	Now	$104,500	2026	$522,400	3	$41,300	
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Meteorite Exhibit Area								
Wrinkling, Extent : Light, Area Affected : 10%								
Location : Fourth And Fifth Floor Offices								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Meteorite Exhibit								
Explanation : Rips / Tears								
Cast in Place Concrete	2%			LIFE	* *	5	$5,200	
Ceramic Tile	5%			2033	$488,800	5	$6,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Foyer								
Explanation : Minton Tile								
Ceramic Tile	5%			2033	$362,000	5	$6,000	
Mosaic Tile	10%	Now	$105,400	2035	* *	5	$15,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Offices And Basement								
Slate	5%			LIFE	* *	5	$6,400	
Traffic Topping	10%			2035	* *	5	$15,000	
Vinyl Tile 9" X 9"	40%	Now	$181,300	2030	$9,066,300	3	$18,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 5th And 6th Floors								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 5th And 6th Floors								
Worn/Eroded, Extent : Severe, Area Affected : 20%								
Location : Collections Areas								
Interior Walls								
Gypsum Board	40%			LIFE	* *	5	$41,700	
Masonry: Brick	5%			LIFE	* *			
Plaster	50%	Now	$113,200	LIFE	* *	5	$26,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Offices And Turrent At 6th Floor								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Various Offices And Turrent At 6th Floor								
Wood	5%			LIFE	* *	5	$34,700	

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	5%			2043	* *	5	$4,000	
AcousTileSusp.Lay-In	25%	Now	$7,100	2043	* *	5	$10,000	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Various Offices At 1st Floor								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Various Offices								
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	20%			LIFE	* *	5	$20,000	
Plaster	40%	Now	$20,800	LIFE	* *	5	$20,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Offices And Turrent At 6th Floor								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Collections Areas (Various Floors), Anthropology, Paint Shop								
Site Enclosure								
Fence/Gates								
Iron Picket	95%			2050	* *			
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Fieldstone	5%	Now	$300	2040	* *			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2050	* *			
Site Pavements								
Public Sidewalk								
Pavers/Stone	100%			2033				
On-Site Walkways								
Pavers/Stone	100%			2033				
Parking/Driveway								
Pavers/Stone	100%			2033				

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2040	* *	5	$2,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Building 6 Is Supplied From Building 3.								
Switchgear / Switchboard								
Molded Case Bkrs	60%			2040	* *	5	$1,300	
Molded Case Bkrs	40%			2030	$27,900	5	$800	

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	70%			2030	$47,200	1		
Conduit	30%			2040	* *	1		
Panelboards								
Molded Case Bkrs	60%			2038	* *	5	$1,300	
Molded Case Bkrs	40%			2029	$21,400	5	$800	
Wiring								
Braided Cloth	40%			2029	$25,800	1		
Thermoplastic	60%			2040	* *	1		
Motor Controllers								
Locally Mounted	40%			2035	* *	5	$200	
Locally Mounted	60%			2028	$148,500	5	$300	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	30%			2025	$420,200	10	$22,000	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : 1st, 3rd, 4th Floor, Attic								
Fluorescent	60%			2025	$840,300	10	$44,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : 1st, 2nd, 3rd, 4th, 5th, 6th Floor, Mezz, Attic								
LED	10%			2038	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : LED Fixtures Installed In 2017.								
Egress Lighting								
Emergency, Battery	40%			2025	$57,600	10	$7,700	
Exit, LED	60%			2045	* *	1		
Alarm								
Security System								
No Component	40%							
Generic	60%			2025	$96,600	1	$17,900	
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2025	$88,500	1-3	$19,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Section								
Explanation : The Main Fire Alarm Panel Is Located In Section 3 Basement.								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2033	$51,700	5	$4,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sixth Floor Mechanical Room								
Explanation : Pressure Relief Valve Station Observed								
Distribution								
Steam Piping/Pump	50%	0-2	$206,100	2060	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Deteriorating Steam And Condensate Return Piping								
Steam Piping/Pump	50%			2030	$343,500			
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Air Handler	30%			2030	$484,400	1	$14,900	
Convector/Radiator	60%			2028	$421,000	1	$15,500	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Convector/Radiator	10%	0-2	$42,100	2050	* *	1	$2,300	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Throughout, Defective Steam Traps								
Air Conditioning								
Energy Source								
Electricity	70%			2046	* *	1		
No Component	30%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Section 17								
Explanation : Chilled Water Plant								
Conversion Equipment								
Split Unit	40%			2030	$815,000			
Split Unit	5%	0-2	$101,900	2040	* *			
Malfunctioning, Extent : Severe, Area Affected : 30%								
Location : 1st Floor Offices								
Window/Wall Unit	15%			2025	$48,800	1		
No Component	40%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2040	* *	4	$1,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Section 17								
Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17								
Ductwork/Diffusers	70%			LIFE	* *	2	$72,900	

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Dir Expansion	50%	0-2	$148,100	2030	$493,500	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement And Attic								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement And Attic								
Explanation : Malfunctioning								
Air Handler/Cool/Ht	30%			2030	$299,700	1	$14,900	
No Component	20%							
Heat Rejection								
Air Cooled Condenser Unit	50%	0-2	$29,800	2030	$74,500	2	$22,300	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Attic								
Explanation : Malfunctioning And On Extended Life								
No Component	50%							
Dehumidifier								
No Component	70%							
Generic	30%			2028	$3,005,300			
Other Observation, Extent : Light, Area Affected : 30%								
Location : Various Fan Rooms								
Explanation : The Air Handling Units Have The Capability To Perform A Dehumidification Cycle								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$44,600	
Exhaust Fans								
Interior	80%	Now	$30,400	2030	$304,400	2	$1,600	
Broken, Extent : Severe, Area Affected : 10%								
Location : 5th Floor Toilet Exhaust								
Roof	20%			2025	$33,300	2	$500	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2028	$1,095,400	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
HW Heat Exchanger								
Steam Fired	100%			2040	* *	4	$11,900	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	80%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Cast Iron	20%	0-2	$36,300	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour								
Fixtures								
Generic	100%							
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Abandoned Domestic Water Roof Tank Needs To Be Removed								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : One Unit From Basement To 5th Floor, One Unit From Anthropology 4th To 6M								
Explanation : 2 Units, No 6 And 6a								
Fire Suppression								
Standpipe								
Generic	100%			2040	* *	1-5	$40,400	
Sprinkler								
No Component	70%							
Generic	30%			2040	* *	1-2	$6,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement, 4th, 4m Floors								
Explanation : Limited To Newer Floors And Basement								

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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **AMERICAN MUSEUM OF NATL HISTORY SECTION 7 AND 7A**		
Address	: **W 77TH ST. AND CENTRAL PARK WEST**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0002.007 / 2311**	**Yr Built/Renovated**	: **1900 / 2002**
Area Sq Ft	: **40,955**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **11-Dec-2018**	**Landmark Status**	: **HISTORICAL LANDMARK DISTRICT**
Areas Surveyed	: **Basement, Roof, Floors 1,Att**		
Block	: **1130** **Lot** : **1**	**BIN**	: **1083846**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$385,100	
Interior Architecture	$108,900	$544,500
Electrical	$160,600	$308,400
Mechanical	$158,200	$2,301,500
Total	**$812,700**	**$3,154,400**
Importance Code A	$385,100	
Importance Code B	$427,700	$3,154,400
Total	**$812,700**	**$3,154,400**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$39,700	$2,900		
Interior Architecture	$92,100	$2,900	$581,000	$17,600
Electrical	$1,600	$81,200	$1,500	$1,600
Mechanical	$82,100	$12,700	$11,800	$6,600
Total	**$215,400**	**$99,600**	**$594,400**	**$25,800**
Importance Code A	$39,700	$3,400		
Importance Code B	$161,800	$96,200	$594,400	$25,800
Importance Code C	$14,000			
Total	**$215,400**	**$99,600**	**$594,400**	**$25,800**

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	$156,200	LIFE	* *	5	$17,700	
Efflorescence, Extent : Moderate, Area Affected : 25%								
Location : West Facade								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : North Facade And Ground Level Tunnel South Side								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : North Facade								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : West Wing Of 7a								
Masonry: Granite	15%			LIFE	* *	5	$2,500	
Stucco Cement	5%			2035	* *	5	$2,800	
Windows								
Wood	100%	Now	$27,800	2055	* *	5	$5,400	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : West Facade								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : West Facade								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : West Facade								
Parapets								
Copper/Terne	25%			2050	* *	5	$3,000	
Masonry: Brick	70%	Now	$11,900	LIFE	* *	5	$1,800	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Pre-Cast Concrete	5%			LIFE	* *	5	$800	
Roof								
Built-Up (BUR)	15%	Now	$96,700	2040	* *			
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%	0-2	$54,500	2045	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : At Crown And Perimeter Gutter								
Ponding, Extent : Moderate, Area Affected : 15%								
Location : Adjacent To Section 1								
Modified Bitumen	5%			2030	$30,200	10	$2,600	
Skylight, Metal/Glass	5%	Now	$77,600	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Interior								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	50%	Now	$58,100	2026	$581,000	3	$46,000	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Corridor Of 7a								
Worn/Eroded, Extent : Moderate, Area Affected : 15%								
Location : 1st Floor Corridor Of 7a								
Terrazzo	15%			LIFE	* *	5	$7,200	
Vinyl Tile	30%	0-2	$108,900	2030	$544,500	3	$6,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Mezzanine Corridor Of 7a								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Mezzanine Corridor Of 7a								
Wood	5%			2045	* *	5	$5,700	
Interior Walls								
Gypsum Board	20%			LIFE	* *	5	$5,800	
Plaster	55%	Now	$14,000	LIFE	* *	5	$8,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Mezzanine Corridor Of 7a								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Mezzanine Corridor Of 7a								
Plaster	25%			LIFE	* *	5	$3,700	
Ceilings								
AcousTileSusp.Lay-In	5%			2043	* *	5	$3,100	
Gypsum Board	15%			LIFE	* *	5	$11,500	
Plaster	50%	Now	$20,000	LIFE	* *	5	$19,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Mezzanine Corridor Of 7a								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Mezzanine Corridor Of 7a								
Plaster	30%			LIFE	* *	5	$11,500	

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2040	* *	5	$1,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : This Section Is Supplied From Section 17 (81st Street Service).								
Transformers								
Dry Type	100%			2035	* *	5	$200	
Switchgear / Switchboard								
Fused Disc Sw	40%			2030	$27,900	5	$100	
Molded Case Bkrs	60%			2040	* *	5	$600	

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	60%			2030	$40,400	1		
Conduit	40%			2040	* *	1		
Panelboards								
Fused Disc Sw	10%			2029	$4,300	5	$100	
Molded Case Bkrs	90%			2038	* *	5	$1,000	
Wiring								
Braided Cloth	40%			2029	$25,800	1		
Thermoplastic	60%			2040	* *	1		
Motor Controllers								
Locally Mounted	70%			2028	$88,900	5	$200	
Locally Mounted	30%			2035	* *	5	$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	25%			2030	$179,100	10	$9,400	
Incandescent	25%			2025	$160,600	2	$200	
LED	50%			2038	* *			
Egress Lighting								
Emergency, Battery	40%			2030	$29,500	10	$4,000	
Exit, LED	60%			2045	* *	1		
Alarm								
Security System								
No Component	60%							
Generic	40%			2025	$33,000	1	$6,100	
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2025	$45,300	1-3	$10,100	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout The Section							
	Explanation : Main Fire Alarm Panel Is Located In Section 3.							

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2033	$26,400	5	$2,400	

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	50%	0-2	$105,500	2060	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Deteriorating Steam And Condensate Return Piping Corroded								
Steam Piping/Pump	50%	4+	$52,700	2040	* *			
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Air Handler	100%			2030	$826,100	1	$25,300	
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2050	* *	4	$2,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Section 17								
Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17								
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	$851,800	1	$25,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$22,800	
Exhaust Fans								
Interior	90%			2030	$175,200	2	$1,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Most Of Ventilation Occurs Through Air Handlers								
Roof	10%			2030	$8,500	2	$100	
Plumbing								
H/C Water Piping								
Galvanized Steel	20%	0-2	$44,800	2050	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : At Or Near Points Of Use, Heavy Internally Corroded Piping Reported. The Internal Corrosion Is Creating Water Flow Restriction Issues								
Galvanized Steel	80%			2028	$448,300	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	70%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Cast Iron	30%	0-2	$27,900	LIFE	* *	1		
Corroded, Extent : Severe, Area Affected : 20%								
Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour								
Sump Pump(s)								
Submersible	100%			2024	$1,400	4	$1,300	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Toilet Rooms								
Fire Suppression								
Standpipe								
Generic	100%			2040	* *	1-5	$20,700	
Sprinkler								
Generic	100%			2056	* *	1-2	$11,500	

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

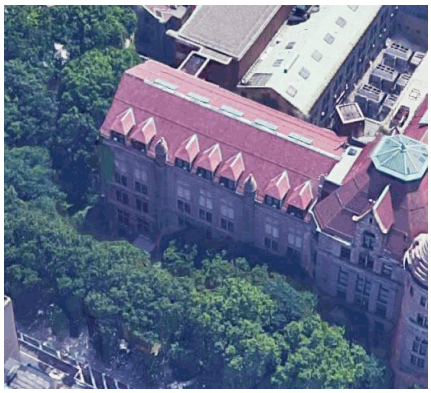
Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **AMERICAN MUSEUM OF NATL HISTORY SECTION 8 AND 8A**		
Address	: **W 77TH ST. AND CENTRAL PARK WEST**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0002.008 / 2312**	**Yr Built/Renovated**	: **1908 / 1991**
Area Sq Ft	: **89,563**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **11-Dec-2018**	**Landmark Status**	: **EXTERIOR, HISTORICAL DISTRICT**
Areas Surveyed	: **Basement, Roof, Floors 1,4,6,Mez**		
Block	: **1130** **Lot** : **1**	**BIN**	: **1083846**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$2,611,200	$224,300
Interior Architecture	$137,800	$396,900
Electrical	$171,100	$1,562,600
Mechanical	$1,177,700	$8,479,400
Total	**$4,097,900**	**$10,663,300**
Importance Code A	$2,611,200	$282,100
Importance Code B	$1,436,300	$10,381,100
Importance Code C	$50,400	
Total	**$4,097,900**	**$10,663,300**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture		$2,200		
Interior Architecture	$365,500		$1,016,500	$28,500
Electrical	$3,800	$5,800	$3,300	$3,300
Mechanical	$17,000	$20,900	$15,700	$7,500
Site Enclosure	$2,800			
Total	**$389,100**	**$28,900**	**$1,035,600**	**$39,300**
Importance Code A		$2,700		
Importance Code B	$335,600	$26,200	$1,035,600	$39,300
Importance Code C	$53,500			
Total	**$389,100**	**$28,900**	**$1,035,600**	**$39,300**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	5%			2050	* *	10	$9,100	
Masonry: Brick	20%	Now	$136,800	LIFE	* *	5	$15,500	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : North And East Facade								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : North And East Facade								
Masonry: Brick	25%			LIFE	* *	5	$19,400	
Masonry: Granite	50%	Now	$490,700	LIFE	* *	5	$29,100	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : West Facade, East Facade								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : West Facade, East Facade								
Windows								
Wood	100%	Now	$873,000	2055	* *	5	$116,600	
Air Infiltration, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Copper/Terne	5%			2050	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Section 8a								
Explanation : Parapet Located On 8a Only								
Masonry: Brick	10%			LIFE	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Section 8a								
Explanation : Parapet Located On 8a Only								
No Component	85%							

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	5%			2035	* *	10	$2,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Roof Of 8a								
Slate	75%	Now	$678,100	LIFE	* *			1
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Loose/Miss Fasteners, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Loose Units, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Eroded, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Roof Over 100 Years Old - Long Past Material Rated Life Span.								
Sloped Glazing	20%	Now	$432,500	LIFE	* *	5	$107,800	
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Various								
Soffits								
Metal Panel	100%			2050	* *	5-10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Loading Dock								
Explanation : Loading Dock Canopy								
Interior								
Floors								
Carpet	40%	Now	$203,300	2026	$1,016,500	3	$80,400	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Margaret Mead Hall, Meteorite Exhibit Hall								
Worn/Eroded, Extent : Severe, Area Affected : 80%								
Location : Margaret Mead Hall, Meteorite Exhibit Hall, Offices								
Wrinkling, Extent : Moderate, Area Affected : 40%								
Location : Margaret Mead Hall, Offices								
Cast in Place Concrete	14%			LIFE	* *	5	$41,100	
Ceramic Tile	6%			2039	* *	5	$8,000	
Mosaic Tile	10%	0-2	$47,200	2035	* *	5	$16,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 6th Floor								
Slate	5%			LIFE	* *	5	$7,100	
Terrazzo	15%			LIFE	* *	5	$15,700	
Vinyl Tile	10%			2030	$396,900	3	$6,700	
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 AND 8A
Asset # : 2312

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Gypsum Board	50%	Now	$18,500	LIFE	* *	5	$37,000	
Diagonal Cracks, Extent : Severe, Area Affected : 5%								
Location : Sixth Floor Offices								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Under Skylights								
Masonry: Brick	10%	Now	$50,400	LIFE	* *			
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Basement Shops								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Basement Shops								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement Shops								
Plaster	20%	Now	$32,200	LIFE	* *	5	$7,400	
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								
Under Construction	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 1st Floor And Basement								
Explanation : Under Construction								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	22%			2043	* *	5	$29,500	
AcousTileSusp.Lay-In	13%	Now	$15,500	2043	* *	5	$8,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : 4th Floor								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor								
Exposed Struc: Concrete	10%	Now	$43,100	LIFE	* *	5	$2,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Attic								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Attic								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Attic								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Attic								
Gypsum Board	15%			LIFE	* *	5	$25,100	
Plaster	40%	Now	$87,400	LIFE	* *	5	$33,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Offices, Collection Storage Areas, Skylights And Roof Door, Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout Offices, Collection Storage Areas, Skylights And Roof Door								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	$2,800	2050	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Retaining Walls								
Masonry: Brick	10%			2040	* *			
Masonry: Fieldstone	90%			2050	* *			
Site Pavements								
Public Sidewalk								
Pavers/Stone	100%			2033				
On-Site Walkways								
Pavers/Stone	100%			2033				
Parking/Driveway								
Cast in Place Concrete	10%			2043	* *			
Pavers/Stone	90%			2033				

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2030	$34,000	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : This Section Is Supplied From The 77 Street Service Located In Section 3.								
Molded Case Bkrs	30%			2030	$20,900	5	$700	
Switchgear / Switchboard								
Molded Case Bkrs	100%			2030	$69,700	5	$2,400	
Raceway								
Conduit	70%			2030	$47,200	1		
Conduit	30%			2040	* *	1		
Panelboards								
Molded Case Bkrs	60%			2038	* *	5	$1,400	
Molded Case Bkrs	40%			2029	$21,400	5	$900	
Wiring								
Braided Cloth	60%			2029	$38,700	1		
Thermoplastic	40%			2040	* *	1		
Motor Controllers								
Locally Mounted	70%			2028	$173,200	5	$400	
Locally Mounted	30%			2035	* *	5	$200	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	70%			2030	$1,097,000	10	$57,500	
LED	15%			2038	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : LED Fixtures Were Installed In 2017.								
No Component	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : First Floor, Basement								
Explanation : Portion Of The Section Is Under Construction.								
Egress Lighting								
Emergency, Battery	60%			2030	$96,700	10	$13,000	
Exit, LED	40%			2045	* *	1		
Alarm								
Security System								
No Component	60%							
Generic	40%			2025	$72,100	1	$13,400	
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2025	$99,100	1-3	$22,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Section								
Explanation : The Main Fire Alarm Panel Is Located In Section 3 Basement.								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2033	$57,800	5	$5,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement, 2nd And 4th Floors								
Explanation : Two On 2nd Floor, Two On Basement, One On 4th Floor								
Distribution								
Steam Piping/Pump	50%	0-2	$230,600	2060	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Deteriorating Steam And Condensate Return Piping								
Steam Piping/Pump	50%	4+	$115,300	2040	* *			
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Convector/Radiator	30%	Now	$4,700	2028	$235,500	1	$7,800	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Convector/Radiator	10%	0-2	$47,100	2050	* *	1	$2,600	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Throughout, Defective Steam Traps And Condensate Flash Tank								
Not Accessible	60%							
Air Conditioning								
Energy Source								
Electricity	30%			2046	* *	1		
No Component	70%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Section 17								
Explanation : Chilled Water Plant								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	5%			2028	$78,200	2	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Basement								
Split Unit	5%			2030	$114,000			
Window/Wall Unit	30%	0-2	$10,900	2024	$109,100	1		
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Various Offices, Multiple Mechanical And Electrical Defects								
No Component	60%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Section 17								
Explanation : Chilled Water Is Supplied To This Building From The Central Chiller Plant In Section 17								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	70%			2050	* *	4	$3,100	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Section 17								
Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17								
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	70%			2030	$521,600	1	$38,800	
Not Accessible	30%							
Dehumidifier								
Generic	100%			2028	$7,472,300			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Fan Rooms								
Explanation : The Air Handling Units Have The Capability To Perform A Dehumidification Cycle								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$49,900	
Exhaust Fans								
Interior	100%			2025	$425,800	2	$2,700	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	4+	$245,100	2035	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2040	* *	1-5	$45,200	
Sprinkler								
No Component	85%							
Generic	15%			2040	* *	1-2	$3,800	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **AMERICAN MUSEUM OF NATL HISTORY SECTION 9**		
Address	: **W 77TH ST. AND CENTRAL PARK WEST**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0002.009 / 2313**	**Yr Built/Renovated**	: **1922 / 2011**
Area Sq Ft	: **79,679**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **10-Dec-2018**	**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 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$3,373,300	$144,900
Interior Architecture	$4,643,500	$353,100
Electrical		$1,442,100
Mechanical	$1,603,100	$265,200
Total	**$9,619,800**	**$2,205,300**
Importance Code A	$3,424,700	$144,900
Importance Code B	$6,132,000	$2,060,400
Importance Code C	$63,100	
Total	**$9,619,800**	**$2,205,300**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture		$9,300	$3,100	$800
Interior Architecture	$65,300	$53,200		$1,500
Electrical	$42,500	$7,100	$7,700	$6,500
Mechanical	$48,900	$19,100	$16,200	$7,200
Elevators/Escalators	$6,900	$6,900	$6,900	$6,900
Total	**$163,600**	**$95,600**	**$34,000**	**$22,900**
Importance Code A		$9,300	$5,500	$800
Importance Code B	$118,900	$86,400	$28,500	$22,100
Importance Code C	$44,700			
Total	**$163,600**	**$95,600**	**$34,000**	**$22,900**

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 9
Asset # : 2313

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	2%			2050	* *	10	$5,200	
Masonry: Brick	40%	Now	$78,900	LIFE	* *	5	$44,700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : West Facade								
Masonry: Granite	50%	Now	$353,700	LIFE	* *	5	$41,900	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : West Facade, East Facade								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : West Facade								
Stucco Cement	8%			2043	* *	5	$22,300	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : North Gable End Wall								
Windows								
Aluminum	5%			2052	* *	5	$1,500	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Dormers								
Steel	75%	Now	$1,288,700	2055	* *	5	$144,900	
Condensation Present, Extent : Moderate, Area Affected : 10%								
Location : Various								
Corrosion/Rusting, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Long Past Rated Life								
Wood	20%	Now	$159,700	2055	* *	5	$30,900	
Air Infiltration, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Granite	50%			LIFE	* *	5		
Stucco Cement	50%			2043	* *	5		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
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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 9
Asset # : 2313

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Copper/Terne	5%			2045	* *	10	$9,300	
Deformed/Dented, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Roll Roofing	5%			2031	$25,800	5	$6,200	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Dormer Roofs								
Slate	90%	Now	$1,492,300	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Roof Is 130 Years Old. Long Past Rated Life.								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$26,100	
Mosaic Tile	10%			2035	* *	5	$29,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Various								
Explanation : Historic Minton Tile								
Mosaic Tile	15%			2035	* *	5	$44,700	
Terrazzo	25%			LIFE	* *	5	$23,300	
Vinyl Tile	10%			2030	$353,100	3	$6,000	
Vinyl Tile 9" X 9"	20%			2025	$4,512,300	3	$8,900	
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : 5th And 6th Floor								
Wood	10%			2045	* *	5	$22,400	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 9
Asset # : 2313

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$63,100	LIFE	* *			
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : Fan Room In Sub-basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Sub-basement Fan Room Area								
Concrete Masonry Unit	7%			LIFE	* *	5	$4,300	
Glass: Single Pane	3%			LIFE	* *	5	$3,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Hall Of Biodiversity								
Gypsum Board	15%			LIFE	* *	5	$13,900	
Metal Panel	3%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Third Floor Exhibition Area								
Explanation : Sliding Panels Covering Windows								
Plaster	49%	Now	$39,600	LIFE	* *	5	$22,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 6th Floor Offices Under Dormers								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 6th Floor Offices Under Dormers								
Plaster	5%	Now	$5,100	LIFE	* *	5	$2,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exhibit Areas								
Explanation : Columns And Decorations								
Plywood/Hardboard	10%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Third Floor Exhibition Area								
Explanation : Applied Aggregate Finish								
Wood	3%			LIFE	* *	5	$18,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Second Floor Exhibit Area								
Explanation : Column Decorations And Paneling								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 9
Asset # : 2313

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	15%			2043	* *	5	$17,900	
AcousTileConcealSpLn	10%			2043	* *	5	$14,900	
AcousTileSusp.Lay-In	3%			2035	* *	5	$3,600	
Exposed Struc: Concrete	5%	Now	$19,200	LIFE	* *	5	$900	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Sub-basement Air Handler Area								
Gypsum Board	19%			LIFE	* *	5	$28,300	
Metal Panel	8%			LIFE	* *	5	$11,900	
Plaster	35%	Now	$68,000	LIFE	* *	5	$26,100	
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : 6th Floor Offices At Dormers								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various 6th Floor Offices								
Plaster	5%			LIFE	* *	5	$3,700	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2050	* *			
Retaining Walls								
Cast in Place Concrete	100%			2050	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	85%			2035	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : East Side								
Explanation : This Is Actually An Areaway Floor Slab								
Metal	15%			2040	* *	1-3		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Areaway On East Side								
Explanation : Metal Access Stair								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2035	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement								
Explanation : 75 Kilovolt-ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement								
Explanation : Three 600 And Two 400 Ampere Main Switches								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 9
Asset # : 2313

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2040	* *	1		
Panelboards								
Molded Case Bkrs	100%			2029	$53,500	5	$2,100	
Wiring								
Braided Cloth	90%	4+	$34,900	2055	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	10%			2050	* *	1		
Motor Controllers								
Locally Mounted	100%			2035	* *	5	$500	
Lighting								
Interior Lighting								
Fluorescent	90%			2030	$1,254,700	10	$65,800	
Compact Fluorescent Light, Extent : Light, Area Affected : 10%								
Location : Throughout								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 90%								
Location : Throughout								
LED	10%			2035	* *			
Egress Lighting								
Emergency, Service	50%			2030	$26,300	1		
Exit, Service	50%			2030	$18,400	1		
Exterior Lighting								
Fluorescent	20%			2030	$68,100	10	$1,500	
No Component	80%							
Alarm								
Security System								
Generic	100%			2035	* *	1	$29,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Fed From Command Center In Building 12								
Fire/Smoke Detection								
No Component	20%							
Generic, Digital	80%			2035	* *	1-3	$39,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Fed From Fire Command Center In Building 12								

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 9
Asset # : 2313

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2040	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement								
Explanation : Main District Steam Supply Valve For Entire Museum								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2026	$51,400	5	$4,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement								
Explanation : High Pressure Steam To Medium Pressure								
Distribution								
Central Plant Steam Piping/Pmp	20%			2040	* *	4	$1,200	
Steam Piping/Pump	50%	4+	$102,600	2040	* *			
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Steam Piping/Pump	30%	0-2	$123,100	2060	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Original To Building								
Terminal Devices								
Convector/Radiator	20%	0-2	$83,800	2050	* *	1	$4,600	
Malfunctioning, Extent : Severe, Area Affected : 50%								
Location : Throughout, Defective Steam Traps								
Convector/Radiator	5%	4+	$10,500	2035	* *	1	$1,200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout 5th And 6th Floor								
No Component	75%							
Air Conditioning								
Energy Source								
Electricity	20%			2046	* *	1		
No Component	80%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Section 17								
Explanation : Chilled Water Plant								
Conversion Equipment								
Window/Wall Unit	20%			2024	$64,700	1		
No Component	80%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Section 17								
Explanation : Chilled Water Is Supplied To This Building From The Central Chiller Plant In Section 17								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 9
Asset # : 2313

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2040	* *	4	$4,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Section 17								
Explanation : Piping Only, Chilled Water Is Pumped From The Central Chiller Plant								
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2030	$265,200	1	$39,400	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$44,400	
Exhaust Fans								
Roof	100%			2025	$165,700	2	$2,400	
Plumbing								
H/C Water Piping								
Galvanized Steel	30%	0-2	$130,800	2050	* *	1		
Corroded, Extent : Severe, Area Affected : 20%								
Location : At And Near Points Of Use, Heavy Internally Corroded Piping Reported. The Internal Corrosion Is Creating Water Flow Restriction Issues								
Galvanized Steel	70%	4+	$152,600	2035	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Water Heater With Tanks								
Gas Fired	100%			2024	$18,300	2		
Sanitary Piping								
Cast Iron	100%	4+	$645,500	LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	40%	Now	$72,300	LIFE	* *	1		
Corroded, Extent : Severe, Area Affected : 25%								
Location : Sub-basement And Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour								
Cast Iron	60%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Non-Submersible	100%			2030	$17,100	4	$1,700	
Backflow Preventer								
Generic	100%	0-2	$22,900	2040	* *	1	$4,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Lower Level								
Explanation : Leaky Unit								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 9
Asset # : 2313

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 7th Floor, Biodiversity								
Explanation : 1 Unit, No 9								
Fire Suppression								
Standpipe								
Generic	100%			2040	* *	1-5	$40,200	
Sprinkler								
No Component	90%							
Generic	10%			2040	* *	1-2	$2,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement And Sub-basement								
Explanation : Source From Section 17								

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture		$267,600
Interior Architecture		$163,100
Mechanical		$97,700
Total		**$528,400**
Importance Code A		$267,600
Importance Code B		$260,800
Total		**$528,400**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$49,800	$8,800		$4,300
Interior Architecture	$39,200	$22,600	$900	$10,900
Electrical	$5,400	$6,700	$5,400	$42,600
Mechanical	$11,100	$17,600	$18,000	$15,000
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$109,400**	**$59,700**	**$28,300**	**$76,800**
Importance Code A	$53,100	$12,100	$3,300	$7,700
Importance Code B	$56,300	$47,600	$25,000	$69,100
Importance Code C				
Total	**$109,400**	**$59,700**	**$28,300**	**$76,800**

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
BRIC/ URBAN GLASS (STRAND)
Asset # : 14803

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	25%			LIFE	* *	5	$150,300	
Masonry: Brick	72%			LIFE	* *	5	$55,400	
Vegetation Growth, Extent : Moderate, Area Affected : 15%								
Location : East And North Facade								
Window Wall	3%			2052	* *	5	$8,700	
Windows								
Aluminum	100%			2048	* *	5	$5,200	
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	$13,800	
Masonry: Brick	80%			LIFE	* *	5	$9,500	
Metal Rail	5%			2045	* *	5-10	$10,700	
Roof								
Spray-on Foam	100%	2-4	$49,800	2037	* *	5	$61,900	
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Main Roof								
Soffits								
Cast Stone/Terra Cotta	20%			LIFE	* *	5	$3,600	
Stucco Cement	80%			2045	* *	5	$4,700	
Interior								
Floors								
Carpet	25%			2031	$385,300	3	$33,500	
Cast in Place Concrete	55%			LIFE	* *	5	$107,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor And Shop Floor								
Ceramic Tile	2%			2041	* *	5	$1,800	
Sheet Vinyl/Rubber	10%			2037	* *	5	$13,400	
Vinyl Tile	3%			2037	* *	3	$1,000	
Wood	5%			2067	* *	5	$8,400	
Interior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	$200	
Glass: Single Pane	5%			LIFE	* *	5	$100	
Gypsum Board	55%			LIFE	* *	5	$500	
Masonry: Brick	15%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	25%			2045	* *	5	$22,300	
Exposed Struc: Concrete	15%	4+	$39,200	LIFE	* *	5	$2,100	
Exposed Reinforcement, Extent : Light, Area Affected : 2%								
Location : Basement, 3rd Floor Of Urban Glass								
Loose/Delam Surface, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	50%			LIFE	* *	5	$55,800	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	* *			

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2045	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four Main Service Disconnect Switches Rated At One 2,000 Amperes, Two 1,600 Amperes And One 1,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2052	* *	5	$300	
Raceway								
Conduit	100%			2052	* *	1		
Panelboards								
Fused Disc Sw	5%			2048	* *	5	$100	
Molded Case Bkrs	95%			2048	* *	5	$1,700	
Wiring								
Thermoplastic	100%			2052	* *	1		
Motor Controllers								
Locally Mounted	10%			2045	* *	5		
Variable Frequency Drive	90%			2045	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
Fluorescent	45%			2037	* *	10	$27,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Incandescent	10%			2037	* *	2	$100	
LED	45%			2040	* *			
Egress Lighting								
Emergency, Battery	60%			2037	* *	10	$9,600	
Exit, LED	25%			2060	* *	1		
Exit, Service	15%			2037	* *	1		
Exterior Lighting								
HID	30%			2037	* *	10	$100	
No Component	70%							
Alarm								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
No Component	30%							
Generic	70%			2037	* *	1	$17,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby, Hallways, Storage, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2037	* *	1-3	$40,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2052	* *	1		
Conversion Equipment								
Furnace	50%			2037	* *	1	$16,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 4 Rooftop Units								
Hot Water Boiler	50%			2045	* *	1	$16,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 3rd Floor Boiler Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	50%			2048	* *	4	$2,400	
No Component	50%							
Terminal Devices								
Air Handler	30%			2037	* *	1	$12,200	
Fan Coil Unit/Heat	20%			2037	* *	1	$4,300	
No Component	50%							
Air Conditioning								
Energy Source								
Electricity	100%			2048	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	90%			2037	* *	2	$3,600	
Split Unit	10%			2037	* *			
Heat Rejection								
Air Cooled Condenser Unit	10%			2037	* *	2	$4,600	
Water Cooling Tower	30%			2033	$97,700	2	$19,900	
No Component	60%							

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$36,800	
Exhaust Fans								
Interior	15%			2037	* *	2	$300	
Roof	85%			2037	* *	2	$1,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	* *	1		
Water Heater With Tanks								
Electric	100%			2031	$23,100	4		
HW Heat Exchanger								
HTHW/HW	100%			2052	* *			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2026	$2,000	4	$1,400	
Sewage Ejector(s)								
Electric	100%			2037	* *	4	$3,900	
Backflow Preventer								
Generic	100%			2040	* *	1	$4,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor To 3rd Floor								
Explanation : 1 Unit								
Hydraulic	10%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2058	* *	1-5	$33,300	
Sprinkler								
Generic	100%			2052	* *	1-2	$18,500	
Fire Pump								
Generic	100%			2041	* *	1	$12,300	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **BRONX COUNTY HISTORICAL SOCIETY ADMINISTRATION AND LIBRARY BLDG.**
Address : **3309 BAINBRIDGE AVENUE @ E. 208 ST.**
Borough : **BRONX**
Program / Asset # : **DCA0031.000 / 3003**
Area Sq Ft : **5,702**
Date of Survey : **07-Jun-2022**
Areas Surveyed : **Basement, Floors 1,2**
Block : **3338** **Lot** : **54**

Agency's Number : **N/A**
Yr Built/Renovated : **1923 / 1998**
Project Type : **CULTURAL AFFAIRS**
Landmark Status : **NONE**
BIN : **2018096**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Electrical		$50,700
Total		**$50,700**
Importance Code B		$50,700
Total		**$50,700**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$22,200		$1,100	
Interior Architecture	$48,600		$900	$2,000
Electrical	$4,900	$200	$300	$200
Mechanical	$700	$700	$11,300	$700
Site Pavements	$18,500			
Total	**$94,800**	**$1,000**	**$13,500**	**$3,000**
Importance Code A	$22,700	$600	$1,700	$600
Importance Code B	$48,400	$400	$11,900	$2,400
Importance Code C	$23,700			
Total	**$94,800**	**$1,000**	**$13,500**	**$3,000**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%	4+	$2,800	LIFE	* *	5	$2,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Basement Window Sill East Elevation								
Cement - Fiber Panel	5%	4+	$3,200	2033	$15,800			
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : South Facade								
Glass Block	1%			LIFE	* *	5	$200	
Masonry: Brick	77%			LIFE	* *	5	$27,400	
Masonry: Fieldstone	10%			LIFE	* *	5	$2,700	
Stucco Cement	5%			2046	* *	5	$2,200	
Windows								
Aluminum	100%			2049	* *	5	$2,200	
Parapets								
Not Accessible	100%							
Roof								
Not Accessible	100%							
Other Observation, Extent : Light, Area Affected : 100%								
Location :								
Explanation : Access Door Inoperable								
Interior								
Floors								
Carpet	40%			2029	$59,000	3	$6,800	
Cast in Place Concrete	10%			LIFE	* *	5	$3,700	
Ceramic Tile	5%			2042	* *	5	$400	
Vinyl Tile	10%	Now	$2,300	2033	$23,000	3	$300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Second Floor File Room And Basement								
Wood	35%	4+	$17,400	2048	* *	5	$2,800	
Deteriorated Finish, Extent : Light, Area Affected : 20%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%	Now	$500	2036	* *	5	$200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms								
Concrete Masonry Unit	5%			LIFE	* *	5	$300	
Gypsum Board	15%	4+	$400	LIFE	* *	5	$800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Fieldstone	10%			LIFE	* *	10	$300	
Plaster	65%	Now	$13,200	LIFE	* *	5	$1,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%			2046	* *	5	$1,700	
Gypsum Board	10%			LIFE	* *	5-10	$2,900	
Plaster	70%	Now	$8,900	LIFE	* *	5	$3,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2043	* *			
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$400	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Masonry: Brick	100%	2-4	$7,000	2043	* *			
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Front Steps								
Parking/Driveway								
Asphalt	100%	Now	$2,100	2036	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Explanation : Vegetation Growth								
Activity Yard								
Asphalt	100%	Now	$9,000	2036	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Rear Yard								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Rear Yard								
Explanation : Vegetation Growth								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2043	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 150 Amperes.								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	50%			2043	* *	1		
Conduit	50%			2033	$18,000	1		
Panelboards								
Molded Case Bkrs	100%			2041	* *	5	$200	
Wiring								
Thermoplastic	100%			2043	* *	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	30%			2028	$18,700	10	$1,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : T-12 Lamps								
LED	70%			2033	$50,700			
Egress Lighting								
Emergency, Battery	50%			2033	$4,700	10	$700	
Exit, Service	50%			2033	$900	1		
Exterior Lighting								
Incandescent	10%			2033	$3,000	2		
Incandescent	10%	Now	$3,000	2043	* *	2		
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Rear Of The Building								
No Component	80%							
Alarm								
Security System								
Generic	100%			2033	$10,500	1	$2,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								

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

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX COUNTY HISTORICAL SOCIETY ADMINISTRATION AND LIBRARY BLDG.
Asset # : 3003

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convector/Radiator	100%			2031	$45,500	1	$1,800	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	50%			2026	$10,500	1		
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$16,700	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 40 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$97,200	
Total	**$97,200**	
Importance Code A	$97,200	
Total	**$97,200**	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$30,800			$1,100
Interior Architecture	$47,100			$300
Electrical	$300	$200	$300	$200
Mechanical	$600	$500	$500	$500
Site Pavements	$300			
Total	**$79,200**	**$700**	**$800**	**$2,000**
Importance Code A	$31,100	$300	$300	$1,400
Importance Code B	$28,400	$400	$500	$700
Importance Code C	$19,700			
Total	**$79,200**	**$700**	**$800**	**$2,000**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX COUNTY HISTORICAL SOCIETY ARCHIVE BUILDING
Asset # : 4526

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	* *	5	$5,600	
Cement - Fiber Panel	5%	Now	$7,900	2038	* *			
Loose/Delam Surface, Extent : Moderate, Area Affected : 20%								
Location : South Facade								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : South Facade								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : South Facade								
Explanation : These Are Actually Asphalt Shingles								
Concrete Masonry Unit	15%	Now	$14,000	LIFE	* *	5	$1,700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : North Elevation								
Masonry: Brick	68%	Now	$97,200	LIFE	* *	5	$12,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Various Areas								
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%								
Location : Various Areas								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : West, North Facades								
Masonry: Fieldstone	10%			LIFE	* *	5	$2,700	
Windows								
Aluminum	100%			2049	* *	5	$2,200	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5-10	$2,500	
Concrete Masonry Unit	25%			LIFE	* *	5-10	$2,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lower Roof Parapet								
Explanation : Roll Roofing Installed Interior Face Parapet								
Not Accessible	70%							
Roof								
Roll Roofing	30%			2032	$8,300	5	$2,200	
Not Accessible	70%							
Soffits								
Wood	100%			2038	* *	5		
Interior								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX COUNTY HISTORICAL SOCIETY ARCHIVE BUILDING
Asset # : 4526

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$3,700	
Ceramic Tile	5%			2042	* *	5	$400	
Steel Grating	10%			2053	* *	1		
Vinyl Tile	5%	Now	$200	2038	* *	3	$200	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Wood	70%	Now	$17,400	2048	* *	5	$5,600	
Split/Cracked, Extent : Light, Area Affected : 5%								
Location : Various Areas								
Uneven Surface, Extent : Light, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 80%								
Location : Throughout								
Explanation : Floors Are Sloping								
Interior Walls								
Ceramic Tile	5%	Now	$6,900	2036	* *	5	$200	
Adhesion Failure, Extent : Severe, Area Affected : 10%								
Location : 2nd Floor Care Takers Bathroom								
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : 2nd Floor Care Takers Bathroom								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : 2nd Floor Care Takers Bathroom								
Concrete Masonry Unit	10%			LIFE	* *	5	$700	
Gypsum Board	65%			LIFE	* *	5-10	$9,500	
Masonry: Fieldstone	15%	Now	$5,800	LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Storage Rooms In The Basement								
Explanation : Horizontal Cracks, Water Penetration								
Plaster	5%			LIFE	* *	5-10	$400	
Ceilings								
Exposed Struc: Steel	10%			LIFE	* *	10	$1,700	
Gypsum Board	90%	Now	$6,600	LIFE	* *	5	$9,600	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Basement File Room								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	85%			2038	* *			
Masonry: Brick	15%	0-2	$300	2043	* *			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Front Steps								
Parking/Driveway								
Cast in Place Concrete	100%			2038	* *			

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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 COUNTY HISTORICAL SOCIETY ARCHIVE BUILDING
Asset # : 4526

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Main Service Disconnect Switch Rated At 100 Amperes.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2043	* *	5	$200	
Raceway								
Conduit	80%			2043	* *	1		
Conduit	20%			2033	$900	1		
Panelboards								
Molded Case Bkrs	100%			2041	* *	5	$200	
Wiring								
Thermoplastic	100%			2043	* *	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	98%			2033	$38,700	10	$5,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
HID	2%			2033	$1,300	10		
Egress Lighting								
Emergency, Battery	50%			2033	$4,700	10	$700	
Exit, Service	50%			2033	$900	1		
Alarm								
Security System								
Generic	100%			2033	$10,500	1	$2,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm System. Motion Sensors								

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX COUNTY HISTORICAL SOCIETY ARCHIVE BUILDING
Asset # : 4526

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2032	$12,200	4	$400	
Terminal Devices								
Convector/Radiator	100%			2031	$45,500	1	$1,800	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	20%			2028	$4,200	1		
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$16,700	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 40 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture		$422,900
Interior Architecture	$269,600	
Electrical		$1,007,000
Mechanical	$220,000	$3,799,700
Total	**$489,600**	**$5,229,600**
Importance Code A		$422,900
Importance Code B	$489,600	$4,806,700
Total	**$489,600**	**$5,229,600**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$147,800		$4,000	
Interior Architecture	$146,900		$12,200	$5,100
Electrical	$6,500	$4,900	$5,500	$5,800
Mechanical	$26,600	$9,300	$12,200	$7,700
Site Enclosure	$4,900			
Elevators/Escalators	$7,900	$7,900	$7,900	$7,900
Total	**$340,600**	**$22,100**	**$41,800**	**$26,500**
Importance Code A	$150,500	$2,700	$6,700	$2,700
Importance Code B	$155,500	$19,400	$35,100	$23,400
Importance Code C	$34,700			$400
Total	**$340,600**	**$22,100**	**$41,800**	**$26,500**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	15%			LIFE	* *	5	$8,000	
Masonry: Brick	25%			LIFE	* *	5	$21,400	
Metal Panel	30%			2053	* *	5-10	$88,500	
Metal Panel	12%			2053	* *	5-10	$35,400	
Granite Panels	5%	Now	$12,900	LIFE	* *	5	$1,600	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : 2nd Floor Gallery And 1st Floor Gallery								
Window Wall	13%	4+	$3,300	2053	* *	5	$10,500	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Atrium Space In South Wing								
Windows								
Aluminum	100%	Now	$4,200	2049	* *	5	$2,200	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Window At West Facade Of 2005 Wing								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : East Facade Windows Of 2005 Wing, 3rd Floor, 2nd Floor								
Parapets								
Concrete Masonry Unit	10%			LIFE	* *	5-10	$3,900	
Masonry: Brick	33%			LIFE	* *	5-10	$15,900	
Masonry: Limestone	2%			LIFE	* *	5-10	$1,700	
Metal Panel	25%			2053	* *	5	$6,800	
Metal Panel	20%			2053	* *	5	$5,400	
Metal: Cage/Fence	5%			2046	* *	5-10	$2,700	
Granite Panels	5%			LIFE	* *	5-10	$4,200	
Roof								
Built-Up (BUR)	55%			2028	$274,400	10	$24,100	
Metal Panel	5%	Now	$31,100	2053	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : Bulkhead At East Side								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Over Stair At East Side								
Metal Panel	3%			2046	* *	10	$2,400	
Plaza Roof: Stone Panels	27%			2053	* *			
Sloped Glazing	10%	Now	$35,600	LIFE	* *	5	$58,400	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Lobby								
Soffits								
Metal Panel	100%			2053	* *	5-10		
Interior								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	8%			2029	$72,000	3	$8,300	
Cast in Place Concrete	18%	2-4	$39,000	LIFE	* *	5	$20,500	
Horizontal Cracks, Extent : Light, Area Affected : 5%								
Location : First Floor Of 2005 Wing, Basement								
Ceramic Tile	4%	Now	$2,300	2042	* *	5	$1,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : South Wing Basement								
Terrazzo	5%	Now	$11,900	LIFE	* *	5	$2,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Steps In Basement								
Vinyl Tile	37%	Now	$26,000	2038	* *	3	$7,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : First Floor Near Boiler Area								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Vinyl Tile 9" X 9"	3%	Now	$269,600	2043	* *	3	$600	
Worn/Eroded, Extent : Severe, Area Affected : 60%								
Location : South Wing 2nd Floor								
Wood	25%			2061	* *	5	$24,400	
Interior Walls								
Ceramic Tile	2%			2042	* *	5	$800	
Concrete Masonry Unit	5%			LIFE	* *	5	$1,500	
Gypsum Board	68%			LIFE	* *	5-10	$44,700	
Masonry: Brick	5%			LIFE	* *	10	$600	
Plaster	15%			LIFE	* *	5-10	$4,900	
SGFT/Glazed Masonry	5%			LIFE	* *	10	$1,000	

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	25%			2038	* *	5	$15,800	
AcousTileSusp.Lay-In	20%	Now	$8,200	2046	* *	5	$5,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Staining/Discoloring, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Lobby Of North Wing								
Exposed Struc: Concrete	5%			LIFE	* *	5-10	$3,200	
Gypsum Board	30%	Now	$5,200	LIFE	* *	5	$19,000	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : East Windows Of Education Room, 2005 Wing								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : East Windows Of Education Room, 2005 Wing								
Plaster	20%	Now	$15,000	LIFE	* *	5	$6,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : East Stair								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : East Stair								
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	10%	2-4	$300	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Rear Yard								
Chain Link	60%			2043	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Rear Yard								
Iron Picket	30%			2053	* *			
Retaining Walls								
Cast in Place Concrete	30%	Now	$1,400	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Rear Yard								
Masonry: Fieldstone	70%	Now	$3,300	2043	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Rear Of Building At Carol Place								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Asphalt	45%			2036	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Rear Yard								
Cast in Place Concrete	30%			2038	* *			
Pavers/Stone	25%			2036	* *			

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 MUSEUM OF THE ARTS
Asset # : 2368

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Asphalt	100%			2036	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room - New Wing								
Explanation : One Main Service Switch Rated At 2,000 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$200	
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Molded Case Bkrs	100%			2041	* *	5	$1,400	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Lighting								
Interior Lighting								
Fluorescent	30%			2033	$245,300	10	$14,100	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Old Wing								
Fluorescent	30%			2033	$245,300	10	$14,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	30%			2033	$219,900	2	$300	
LED	10%			2033	$73,300			
Egress Lighting								
Emergency, Battery	50%			2033	$42,000	10	$6,200	
Exit, Battery	50%			2033	$35,500	10	$1,700	
Exterior Lighting								
HID	10%			2033	$23,400	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Controlled Via Photocell								
No Component	90%							
Alarm								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
Generic	100%			2033	$94,000	1	$19,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$129,200	1-3	$32,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel. Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Furnace	15%			2033	$23,400	1	$3,800	
Other Observation, Extent : Light, Area Affected : 60%								
Location : Roof Of South Wing								
Explanation : 4 Gasoline Fired Packaged Rooftop Air Conditioning Units. Units Serve The Entire South Wing Of The Building.								
Furnace	15%			2028	$23,400	1	$3,800	
Hot Water Boiler	40%			2046	* *	1	$10,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Of North Wing								
Explanation : 6 Gasoline Fired Modular Hot Water Boilers								
Hot Water Boiler	25%			2046	* *	1	$6,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Of South Wing								
Explanation : 1 Gasoline Fired Hot Water Boiler Serving Terminal Equipment On The South Wing Of The Building								
Steam Boiler	5%			2046	* *	1	$2,500	
Abandoned in Place, Extent : Light, Area Affected : 20%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Of North Wing								
Explanation : 2 Gasoline Fired Modular Steam Boilers Steam Produced By These Boilers Is Used To Humidify The North Wing Of The Building.								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost 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
Heating								
Distribution								
Hot Wtr Piping/Pump	60%			2049	* *	4	$2,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Of South Wing								
Explanation : Serves Basement Air Handlers, Fin Tube Radiators And Fan Coil Units								
Hot Wtr Piping/Pump	40%			2049	* *	4	$1,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Of North Wing								
Explanation : Serves Packaged Rooftop Air Conditioning Equipment								
Terminal Devices								
Air Handler	35%			2033	$329,900	1	$11,100	
Convector/Radiator	30%			2046	* *	1	$5,000	
Fan Coil Unit/Heat	5%			2038	* *	1	$800	
No Component	30%							
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	25%			2033	$184,800	1	$6,000	
Ext Pkg Unit - Heating/Cooling	40%			2038	* *	2	$1,300	
Ext Pkg Unit - Heating/Cooling	30%			2028	$252,500	2	$900	
Split Unit	5%			2033	$59,500			
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2053	* *	4	$1,100	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	5%			2038	* *	1	$1,600	
Fan Coil - 4 Pipe	25%			2038	* *	1	$4,100	
No Component	70%							
Heat Rejection								
Water Cooling Tower	10%			2031	$25,300	2	$5,200	
No Component	90%							
Dehumidifier								
No Component	70%							
Generic	30%			2031	$2,924,400			
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	$220,000	LIFE	* *	2-5	$28,600	
Broken, Extent : Moderate, Area Affected : 50%								
Location : Broken Insulation. Condensate Dripping On 1st Floor Ceiling								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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
Ventilation								
Exhaust Fans								
Roof	50%	0-2	$2,400	2038	* *	2	$600	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Roof Of 2nd Floor								
Roof	50%			2033	$48,600	2	$800	
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2053	* *	1		
Galvanized Steel	60%			2038	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$33,400	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : South And North Wing Basements								
Explanation : 2 Units Observed								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$17,700	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 100%								
Location : Basement. Backing Up Of Rain Water At Basement During Heavy Rain								
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$1,100	
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$2,000	
Backflow Preventer								
No Component	40%							
Generic	60%			2041	* *	1	$1,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement, 1st And 2nd Floor. One Unit In Each Wing Of The Building								
Explanation : Two Units								
Fire Suppression								
Sprinkler								
No Component	60%							
Generic	40%			2053	* *	1-2	$5,700	

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 : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **BRONX RIVER ARTS CENTER - BRAC**
Address : **1087 EAST TREMONT AVENUE**
Borough : **BRONX**
Program / Asset # : **DCA0052.000 / 15213**
Area Sq Ft : **20,630**
Date of Survey : **02-Jun-2022**
Areas Surveyed : **Roof, Floors 1,2,3,4**
Block : **3141** **Lot** : **1**

Agency's Number : **N/A**
Yr Built/Renovated : **1920 / 2018**
Project Type : **CULTURAL AFFAIRS**
Landmark Status : **NONE**
BIN : **2118038**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Interior Architecture	$170,600	$62,900
Total	**$170,600**	**$62,900**
Importance Code B	$55,300	
Importance Code C	$115,300	$62,900
Total	**$170,600**	**$62,900**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$50,600		$14,000	
Interior Architecture	$55,700		$13,900	$8,400
Electrical	$2,500	$1,900	$2,400	$1,900
Mechanical	$13,900	$4,500	$9,200	$4,500
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$126,700**	**$10,400**	**$43,500**	**$18,700**
Importance Code A	$51,700	$1,000	$15,000	$1,000
Importance Code B	$75,100	$9,300	$28,400	$11,900
Importance Code C				$5,800
Total	**$126,700**	**$10,400**	**$43,500**	**$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 RIVER ARTS CENTER - BRAC
Asset # : 15213

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	$91,800	
Painted Surfaces, Extent : Light, Area Affected : 100%								
Location : All Facades								
Metal Coiling Doors	5%			2046	* *	5	$8,000	
Stucco Cement	3%			2046	* *	5	$3,800	
Window Wall	2%			2053	* *	5	$3,800	
Windows								
Aluminum	100%			2049	* *	5	$9,500	
Parapets								
Metal Panel	10%			2053	* *	5	$2,700	
Stucco Cement	90%			2046	* *	5	$16,200	
Roof								
Green, Roof Inaccessible	85%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Stair B And R								
Explanation : Water Penetration								
Panel/Paver: Cer/Brk	15%			2053	* *	10	$6,600	
Interior								
Floors								
Carpet	5%			2032	$43,700	3	$3,800	
Cast in Place Concrete	45%			LIFE	* *	5	$99,600	
Ceramic Tile	10%			2042	* *	5	$5,100	
Sheet Vinyl/Rubber	25%			2038	* *	5	$19,000	
Terrazzo	15%			LIFE	* *	5	$11,900	
Interior Walls								
Ceramic Tile	10%			2042	* *	5	$11,600	
Gypsum Board	90%			LIFE	* *	5-10	$178,200	
Ceilings								
AcousTileSusp.Lay-In	50%			2046	* *	5	$25,300	
Gypsum Board	50%			LIFE	* *	5-10	$86,900	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Panel/Paver: Concrete	5%			2053	* *			
Paver: Asphalt	95%			2042	* *	5		

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Ampere Main Disconnect Switch								
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	5%			2049	* *	5		
Molded Case Bkrs	95%			2049	* *	5	$500	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2046	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$600	
Lighting								
Interior Lighting								
Fluorescent	5%			2038	* *	10	$900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Staircases								
Fluorescent	70%			2038	* *	10	$13,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	10%			2038	* *	2		
LED	15%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$2,500	
Exit, LED	50%			2061	* *	1		
Exterior Lighting								
LED	20%			2038	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2038	* *	1	$3,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Camera								
Generic	50%			2038	* *	1	$3,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gallery Area, Exit Doors And Staircases								
Explanation : Intrusion Alarm And Motion Sensor								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$12,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Alarm Bell, Horns, Smoke Detectors, Pull Boxes And Fire Alarm Panel								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	60%			2033	$37,600	1	$6,100	
Hot Water Boiler	40%			2046	* *	1	$4,100	
Other Observation, Extent : Light, Area Affected : 40%								
Location : Roof								
Explanation : Three Units At Roof								
Distribution								
Steam Piping/Pump	100%			2053	* *			
Terminal Devices								
Convector/Radiator	80%			2046	* *	1	$5,300	
No Component	20%							
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	60%			2038	* *	2	$800	
Split Unit	40%			2038	* *			
Terminal Devices								
Air Handler/Cool/Ht	100%			2038	* *	1	$12,800	
Heat Rejection								
Air Cooled Condenser Unit	100%			2038	* *	2	$14,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$18,200	
Exhaust Fans								
Interior	80%			2038	* *	2	$500	
No Component	20%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$16,700	2		

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

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

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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Mechanical		$168,100
Total		**$168,100**
Importance Code A		$168,100
Total		**$168,100**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$26,700			$3,300
Interior Architecture		$4,600		
Electrical			$100	$5,800
Mechanical	$700		$700	
Site Pavements	$1,700			
Total	**$29,100**	**$4,700**	**$700**	**$9,200**
Importance Code A	$27,400		$600	$3,300
Importance Code B		$4,700	$100	$5,800
Importance Code C	$1,700			
Total	**$29,100**	**$4,700**	**$700**	**$9,200**

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$3,700	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 200 Ampere Main Disconnect Switch								

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Radiant Heater	100%			2032	$168,100	2	$3,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Various								
Explanation : Wall Mounted								
Ventilation								
Exhaust Fans								
Wall Unit	100%			2032	$2,800	2	$200	

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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 : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Interior Architecture	$70,900	
Electrical		$359,700
Mechanical	$669,100	$196,500
Total	**$740,000**	**$556,300**
Importance Code B	$740,000	$556,300
Total	**$740,000**	**$556,300**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$4,500	$22,900		$15,500
Interior Architecture		$16,000		
Electrical	$4,900	$4,300	$5,200	$61,700
Mechanical	$82,700	$6,300	$11,600	$50,700
Site Pavements	$6,800			
Total	**$98,900**	**$49,500**	**$16,800**	**$127,900**
Importance Code A	$13,500	$24,200	$1,300	$16,800
Importance Code B	$78,600	$25,300	$15,500	$111,100
Importance Code C	$6,800			
Total	**$98,900**	**$49,500**	**$16,800**	**$127,900**

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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
BRONX ZOO ANIMAL HEALTH CENTER
Asset # : 2348

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Asphalt	100%	4+	$6,800	2041	* *			
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Parking And Driveway Area								

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	* *	3	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : Two 600 Ampere Main Disconnect Switches								
Transformers								
Dry Type	50%			2045	* *	3	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside The Building								
Explanation : One 225 Kilovolts Amperes, 4,160 Volts High Voltage 480/277 Volts High Voltage								
Dry Type	50%			2045	* *	3	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside The Building								
Explanation : One 1000 Kilovolts Amperes, 4,160 Volts High Voltage 480/277 Volts Low Voltage								
Feeders								
Cable	100%			2048	* *	1		
Raceway								
Conduit	100%			2052	* *	1		
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	45%			2052	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch For Main Building								
Air Circuit Breaker	45%			2052	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch For Rooftop Unit								
Fused Disc Sw	10%			2052	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : One 800 Ampere Main Disconnect Switch For Emergency Generator Outside								

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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 HEALTH CENTER
Asset # : 2348

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

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Batteries								
Lead/Acid	50%			2026	$1,200	5	$500	
Lead/Acid	50%			2024	$1,200	5	$500	
Fuel Storage								
Main Tank	50%			2035	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Outside								
Explanation : One 225 Gallons								
Main Tank	50%			2060	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Outside								
Explanation : One 225 Gallons								
Lighting								
Interior Lighting								
Fluorescent	98%			2037	* *	10	$23,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2037	* *	10	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Morgue Room								
Explanation : T-5 Lamps								
Egress Lighting								
Emergency, Service	40%			2037	* *	1		
Emergency, Battery	10%			2027	$4,300	10	$600	
Exit, Service	50%			2027	$5,500	1		
Exterior Lighting								
HID	20%			2027	$23,600	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	$9,500	1	$1,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2037	* *	1-3	$16,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Smoke Detectors, Manual Pull Stations, Alarm Bells, Strobe Lights, Horns And Fire Alarm Panel								

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Conversion Equipment								
Furnace	10%	Now	$7,900	2042	* *	1	$1,200	
Damaged, Extent : Severe, Area Affected : 10%								
Location : 1 Obsolete Unit, Barn								
Hot Water Boiler	90%			2037	* *	1	$11,500	
Distribution								
Hot Wtr Piping/Pump	90%			2040	* *	4	$1,700	
No Component	10%							
Terminal Devices								
Air Handler	80%	Now	$38,100	2027	$381,500	1	$11,600	
Other Observation, Extent : Moderate, Area Affected : 60%								
Location : Old Section								
Explanation : Inefficient Unit. There Is Not Sufficient Heat And Air Conditioning In The Old Section								
Convector/Radiator	10%			2037	* *	1	$800	
No Component	10%							
Air Conditioning								
Energy Source								
Electricity	35%			2040	* *	1		
Natural Gas	65%			2052	* *	1		
Conversion Equipment								
Absorption Chiller/Direct Fire	65%			2037	* *	1	$18,300	
Other Observation, Extent : Light, Area Affected : 65%								
Location : Adjoining House								
Explanation : 1 Unit, Refrigerant Lithium Bromide								
Reciprocating Compr/Chiller	15%			2032	$56,100	1	$1,800	
R-22 Refrigerant, Extent : Light, Area Affected : 15%								
Location : Rear Yard								
Exterior Pkg Unit - Cooling	10%			2032	$27,800	2	$200	
R-22 Refrigerant, Extent : Light, Area Affected : 20%								
Location : 2 Units, The Roof								
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	80%	Now	$5,900	2042	* *	4	$1,000	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room. Corroded Chilled Water Piping								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Room. Leaking Chilled Water Piping								
No Component	20%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future 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 ANIMAL HEALTH CENTER
Asset # : 2348

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

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$317,600	
Interior Architecture	$479,500	$54,800
Electrical		$258,200
Mechanical	$87,700	$244,500
Site Pavements	$206,100	
Total	**$1,090,900**	**$557,400**
Importance Code A	$317,600	
Importance Code B	$507,100	$557,400
Importance Code C	$266,200	
Total	**$1,090,900**	**$557,400**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$56,800	$3,000		$4,000
Interior Architecture	$14,400			$1,500
Electrical	$14,600	$2,000	$1,900	$58,600
Mechanical	$40,600	$2,300	$5,000	$11,800
Site Enclosure	$7,200			
Total	**$133,600**	**$7,300**	**$6,900**	**$75,800**
Importance Code A	$94,800	$3,900	$900	$5,000
Importance Code B	$26,300	$3,400	$6,000	$70,900
Importance Code C	$12,400			
Total	**$133,600**	**$7,300**	**$6,900**	**$75,800**

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Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO ANIMAL HOLDING - SHELTER BLDG.
Asset # : 2809

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Struc: Wood	85%	Now	$315,400	LIFE	* *			
Dry Rot/Decay, Extent : Moderate, Area Affected : 15%								
Location : Interior Curbs Of Skylights								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Interior Curbs Of Skylights								
Plaster	15%			LIFE	* *	5	$2,600	
Site Enclosure								
Fence/Gates								
Chain Link	100%	0-2	$7,200	2052	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 30%								
Location : Perimeter Fence								
Site Pavements								
Parking/Driveway								
Asphalt	100%	Now	$206,100	2047	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
Location : Front Entry Area								
Potholes, Extent : Moderate, Area Affected : 50%								
Location : Front Entry Area								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$14,700	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 600 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2030	$26,100	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 112.5 Kilovolt Ampere, 480 High Voltage 208/120 Low Voltage								
Switchgear / Switchboard								
Fused Disc Sw	100%			2032	$127,000	5	$100	
Raceway								
Conduit	100%			2032	$31,600	1		
Panelboards								
Fused Disc Sw	5%			2031	$1,900	5		
Molded Case Bkrs	95%			2031	$37,000	5	$500	
Wiring								
Thermoplastic	100%			2032	$52,500	1		
Motor Controllers								
Locally Mounted	50%			2030	$22,900	5	$100	
Motor Control Center	50%			2030	$22,900	5	$200	

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%	0-2	$10,200	LIFE	* *	5	$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main								
Explanation : Corroded								
Stand-by Power								
Transfer Switches								
Automatic	100%			2030	$10,600	1	$5,600	
Generators								
Diesel	100%			2028	$78,700	1	$7,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Outside								
Explanation : One 125 Kilowatts								
Batteries								
Lead/Acid	100%			2024	$2,400	5	$700	
Fuel Storage								
Main Tank	100%			2035	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Outside								
Explanation : No Ratings Available								
Lighting								
Interior Lighting								
Fluorescent	95%			2037	* *	10	$15,800	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	5%			2027	$12,900	2		
Egress Lighting								
Emergency, Service	40%			2027	$4,400	1		
Emergency, Battery	10%			2027	$3,000	10	$400	
Exit, Service	50%			2027	$3,800	1		
Exterior Lighting								
HID	20%			2027	$16,500	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	$6,600	1	$1,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	* *	1-3	$3,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Fire Alarm Panel								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2042	* *	5	$5,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Yard								
Explanation : One 10,000 Gallon Tank								
Conversion Equipment								
Hot Water Boiler	50%			2037	* *	1	$4,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two No.2 Oil Burning Hot Water Boilers								
Hot Water Boiler	50%	0-2	$37,600	2045	* *	1	$4,000	
Broken, Extent : Severe, Area Affected : 100%								
Location : Basement, Broken Nozzle								
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Basement. Malfunctioning Gas Train								
Other Observation, Extent : Moderate, Area Affected : 60%								
Location : Basement								
Explanation : 1 Of The Boilers Is Not Working								
Distribution								
Hot Wtr Piping/Pump	100%			2040	* *	4	$1,300	
Terminal Devices								
Air Handler	80%			2037	* *	1	$9,000	
Fan Coil Unit/Heat	20%			2027	$87,700	1	$1,200	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Window/Wall Unit	10%			2027	$6,700	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$10,100	
Exhaust Fans								
Interior	50%			2032	$39,200	2	$300	
Roof	30%			2037	* *	2	$200	
Roof	20%			2032	$6,900	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2042	* *	1		
Galvanized Steel	20%			2037	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2042	* *	4	$1,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Domestic Hot Water Tanks With Hot Water Coil								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future 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 ANIMAL HOLDING - SHELTER BLDG.
Asset # : 2809

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

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$628,100	
Interior Architecture	$325,600	
Electrical	$164,000	$285,900
Mechanical		$56,200
Site Pavements	$74,200	
Total	**$1,191,900**	**$342,100**
Importance Code A	$628,100	
Importance Code B	$489,600	$342,100
Importance Code C	$74,200	
Total	**$1,191,900**	**$342,100**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$12,900	$700		$2,400
Interior Architecture	$17,600	$1,700		$6,000
Electrical	$10,300	$300	$400	$40,100
Mechanical	$5,900	$2,200	$5,100	$45,200
Total	**$46,800**	**$4,800**	**$5,500**	**$93,800**
Importance Code A	$13,900	$1,700	$1,000	$3,400
Importance Code B	$32,900	$3,200	$4,500	$90,400
Importance Code C				
Total	**$46,800**	**$4,800**	**$5,500**	**$93,800**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	$800	
Masonry: Brick	90%	Now	$182,900	LIFE	* *	5	$22,700	
Diagonal Cracks, Extent : Severe, Area Affected : 10%								
Location : Southwest Corner, Northeast Corner								
Efflorescence, Extent : Light, Area Affected : 15%								
Location : Various Locations. All Facades								
Horizontal Cracks, Extent : Moderate, Area Affected : 15%								
Location : Bulkheads, West Facades								
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Front Facade								
Window Wall	5%			2052	* *	5	$4,700	
Windows								
Aluminum	90%			2040	* *	5	$600	
Metal Louvers	10%			2035	* *	10	$400	
Parapets								
Masonry: Brick	90%	Now	$98,800	LIFE	* *	5	$2,700	1
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Southwest Corner, Throughout								
Horizontal Cracks, Extent : Moderate, Area Affected : 20%								
Location : All Parapet Walls								
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 40%								
Location : All Facades								
Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
Location : Southwest Corner, Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Masonry: Limestone	10%	Now	$10,800	LIFE	* *	5	$400	1
Horizontal Cracks, Extent : Moderate, Area Affected : 35%								
Location : Under Coping Stone, Throughout								
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%								
Location : Southwest Corner Coping								
Loose Units, Extent : Severe, Area Affected : 5%								
Location : Southwest Corner								
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : Southwest Corner, Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Coping								

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

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2067	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2045	* *			
Parking/Driveway								
Asphalt	100%	Now	$74,200	2041	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Parking Area								
Potholes, Extent : Severe, Area Affected : 10%								
Location : Throughout Parking Area								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$22,100	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	$158,800	5	$500	
Raceway								
Conduit	90%			2032	$60,800	1		
Conduit	10%			2042	* *	1		
Panelboards								
Fused Disc Sw	5%			2031	$3,900	5		
Molded Case Bkrs	10%			2040	* *	5	$100	
Molded Case Bkrs	85%			2031	$66,300	5	$500	
Wiring								
Braided Cloth	80%	2-4	$73,000	2057	* *	1		
Insulation Aged, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Thermoplastic	10%			2042	* *	1		
Thermoplastic	10%			2032	$9,100	1		
Motor Controllers								
Locally Mounted	100%			2030	$45,800	5	$100	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,200	LIFE	* *	5	$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main								
Explanation : Corroded								
Lighting								

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2nd Floor Boiler Room								
Explanation : Cogeneration Hot Water From Power Plant To Warm Up The Building								
Conversion Equipment								
Hot Water Boiler	100%			2045	* *	1	$9,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2nd Floor Boiler Room								
Explanation : 1 Unit And 1 Cogenerated Hot Water Heat Exchanger								
Distribution								
Hot Wtr Piping/Pump	100%			2040	* *	4	$1,500	

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

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

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

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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
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2032	$10,300	4	$1,200	
Fixtures								
Generic	100%							

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$82,700	$54,000
Electrical		$84,000
Total	**$82,700**	**$137,900**
Importance Code A	$82,700	$54,000
Importance Code B		$84,000
Total	**$82,700**	**$137,900**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$17,100	$2,700		$1,000
Interior Architecture	$300	$3,600	$1,100	
Electrical	$300	$400	$300	$400
Mechanical	$3,700	$1,000	$1,900	$1,000
Total	**$21,400**	**$7,700**	**$3,300**	**$2,300**
Importance Code A	$17,700	$3,200	$500	$1,500
Importance Code B	$3,800	$4,500	$2,100	$800
Importance Code C			$600	
Total	**$21,400**	**$7,700**	**$3,300**	**$2,300**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO BRONX ZOO STORE/ FIRST AID STA.
Asset # : 2800

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO BRONX ZOO STORE/ FIRST AID STA.
Asset # : 2800

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	4+	$300	2037	* *	5	$500	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Store Area								
Exposed Struc: Wood	85%			LIFE	* *			
Plaster	5%			LIFE	* *	5	$300	

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2042	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2037	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 75 Kilovolt Ampere 480 High Voltage - 208/120 Low Voltage And One 45 Kilovolt-ampere 480 High Voltage - 208/120 Low Voltage								
Switchgear / Switchboard								
Fused Disc Sw	100%			2042	* *	5		
Raceway								
Conduit	100%			2042	* *	1		
Panelboards								
Fused Disc Sw	5%			2040	* *	5		
Molded Case Bkrs	95%			2040	* *	5	$300	
Wiring								
Thermoplastic	100%			2042	* *	1		
Motor Controllers								
Locally Mounted	100%			2037	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO BRONX ZOO STORE/ FIRST AID STA.
Asset # : 2800

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

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO BRONX ZOO STORE/ FIRST AID STA.
Asset # : 2800

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

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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Mechanical		$89,000
Total		**$89,000**
Importance Code A		$89,000
Total		**$89,000**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$36,800	$21,400		
Interior Architecture				
Electrical				
Mechanical	$300		$300	
Site Pavements	$4,700			
Total	**$41,800**	**$21,400**	**$300**	
Importance Code A	$37,100	$21,400	$300	
Importance Code B				
Importance Code C	$4,700			
Total	**$41,800**	**$21,400**	**$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 BUG CAROUSEL
Asset # : 14214

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2042	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Crawl Space								
Explanation : One 200 Ampere Main Disconnect Switch								

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2037	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Crawl Space								
Explanation : One 75 Kilovolt Ampere 480 High 208/120 Low Voltage								
Raceway								
Conduit	100%			2042	* *	1		
Panelboards								
Fused Disc Sw	5%			2040	* *	5		
Molded Case Bkrs	95%			2040	* *	5	$100	
Wiring								
Thermoplastic	100%			2042	* *	1		
Motor Controllers								
Locally Mounted	100%			2037	* *	5		
Lighting								
Interior Lighting								
Fluorescent	10%			2032	$2,400	10	$300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Electrical Room Crawl Space								
LED	90%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$400	
Exit, Service	50%			2040	* *	1		

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Radiant Heater	100%			2032	$89,000	2	$1,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mounted On The Ceiling								
Explanation : 12 Units								
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Heat Pump Air Sourced	5%			2030	$2,600	2		
No Component	95%							

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$211,600	
Interior Architecture		$58,100
Electrical		$286,600
Mechanical		$106,100
Total	**$211,600**	**$450,700**
Importance Code A	$211,600	
Importance Code B		$450,700
Total	**$211,600**	**$450,700**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$45,400			$51,700
Interior Architecture	$65,700	$13,900	$2,000	
Electrical	$3,700	$7,700	$3,700	$28,400
Mechanical	$18,400	$23,000	$17,400	$20,900
Site Pavements	$3,500			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$140,600**	**$48,600**	**$27,100**	**$105,000**
Importance Code A	$47,500	$2,100	$2,100	$54,200
Importance Code B	$47,100	$46,500	$25,000	$50,800
Importance Code C	$46,000			
Total	**$140,600**	**$48,600**	**$27,100**	**$105,000**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	$16,000	
Pre-Cast Concrete	10%	0-2	$45,400	LIFE	* *	5	$10,400	
Staining/Discoloring, Extent : Moderate, Area Affected : 40%								
Location : Underside Of Soffits. South Facade								
Window Wall	55%			2052	* *	5	$66,000	
Wood	25%	Now	$211,600	2052	* *	5	$20,000	
Bent/Warped Elements, Extent : Severe, Area Affected : 80%								
Location : Wood Trim Board And Horizontal Sun Shade At Window Walls								
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 60%								
Location : Wood Trim Board And Horizontal Sun Shade At Window Walls								
Staining/Discoloring, Extent : Severe, Area Affected : 100%								
Location : Wood Trim Board And Horizontal Sun Shade At Window Walls								
Windows								
Aluminum	100%			2048	* *	5	$15,800	
Parapets								
Pre-Cast Concrete	100%			LIFE	* *	5	$28,600	
Roof								
Cast in Place Concrete	20%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Articulated Ramp. Rear Facade								
Explanation : Green Roof								
Plaza Roof: Stone Panels	5%			2052	* *			
Single Ply Membrane	75%			2037	* *	10	$18,700	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Second And Third Floor								
Explanation : Concrete Overhang								
Interior								
Floors								
Carpet	40%			2031	$366,700	3	$31,800	
Cast in Place Concrete	50%			LIFE	* *	5	$58,100	
Panel/Paver: Concrete	5%			2052	* *			
Raised Access Floor	2%			2041	* *	5	$4,000	
Wood	3%	Now	$23,200	2060	* *	5	$1,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Second Floor, Stair Landing And Tread								
Interior Walls								
Cast in Place Concrete	10%	0-2	$42,500	LIFE	* *			
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : Basement Walls								
Glass: Single Pane	10%			LIFE	* *	5	$4,300	
Gypsum Board	75%			LIFE	* *	5	$25,800	
Travertine Panels	2%			LIFE	* *			
Wood	3%			LIFE	* *	5	$6,900	

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	10%			2045	* *	5	$6,600	
Exposed Struc: Concrete	40%			LIFE	* *	5	$3,300	
Gypsum Board	30%			LIFE	* *	5	$19,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout Offices								
Explanation : Spray On Popcorn Finish								
Gypsum Board	20%			LIFE	* *	5	$13,300	
Site Enclosure								
Fence/Gates								
Chain Link	70%			2052	* *			
Metal/Glass	30%			2037	* *			
Site Pavements								
On-Site Walkways								
Asphalt	100%	0-2	$3,500	2035	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Rear Walkway								
Tripping Hazard, Extent : Moderate, Area Affected : 20%								
Location : Rear Walkway								
Parking/Driveway								
Asphalt	100%			2045	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2042	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : One 1200 Ampere Main Disconnect Switch								
Molded Case Bkrs	50%			2042	* *	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1000 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2037	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 225 Kilovolt Ampere 480 High Voltage -208/120 Low Voltage And One 45 Kilovolt Ampere 480 High Voltage -208/120 Low Voltage								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2042	* *	5	$1,100	
Raceway								
Conduit	100%			2042	* *	1		

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

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

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

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

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations 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
Lighting								
Exterior Lighting								
Fluorescent	20%			2032	$33,500	10	$800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Outside								
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	* *	1-3	$8,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns And Fire Alarm Panel								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2052	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2045	* *	1	$21,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Natural Gas Fueled Sectional Hot Water Boilers								
Distribution								
Hot Wtr Piping/Pump	100%			2048	* *	4	$3,200	
Terminal Devices								
Air Handler	95%			2037	* *	1	$25,300	
Unit Heater - Hot Water	5%			2037	* *			
Air Conditioning								
Energy Source								
Electricity	50%			2048	* *	1		
Natural Gas	50%			2052	* *	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	50%			2041	* *	1	$23,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Adjacent To Building								
Explanation : Refrigerant Lithium Bromide								
Reciprocating Compr/Chiller	50%			2037	* *	1	$10,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Adjacent To Building								
Explanation : Refrigerant 134a, Packaged Air Cooled Chiller								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations 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
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2052	* *	4	$3,200	
Terminal Devices								
Air Handler/Cool/Ht	100%			2037	* *	1	$26,600	
Heat Rejection								
Air Cooled Condenser Unit	50%			2037	* *	2	$15,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Adjacent To Building								
Explanation : Packaged Air Cooled Chiller								
Water Cooling Tower	50%			2033	$106,100	2	$21,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$24,000	
Exhaust Fans								
Interior	90%			2037	* *	2	$1,200	
Roof	10%			2037	* *	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2058	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2052	* *	4	$6,400	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2037	* *	4	$1,400	
Sewage Ejector(s)								
Electric	100%			2037	* *	4	$2,600	
Backflow Preventer								
Generic	100%			2037	* *	1	$2,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Cellar, 1st, Mezzanine, 2nd, 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2058	* *	1-5	$21,700	
Sprinkler								
Generic	100%			2058	* *	1-2	$12,000	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO 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
Fire Suppression								
Fire Pump								
Generic	100%			2041	* *	1	$8,000	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **BRONX ZOO CONGENERATION PLANT**		
Address	: **BRONX RIVER PKWY AND FORDHAM RD**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0005.104 / 2654**	**Yr Built/Renovated**	: **1989 / 2007**
Area Sq Ft	: **5,547**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **01-Sep-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **3120** **Lot** : **20**	**BIN**	: **2116674**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture		$69,200
Electrical		$1,960,200
Mechanical		$134,300
Site Pavements	$54,600	
Total	**$54,600**	**$2,163,800**
Importance Code A		$126,100
Importance Code B		$2,037,700
Importance Code C	$54,600	
Total	**$54,600**	**$2,163,800**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$56,900	$30,500		$26,000
Interior Architecture				$400
Electrical	$100	$200	$200	$11,600
Mechanical	$400	$200	$200	$1,200
Site Enclosure	$7,800			
Total	**$65,200**	**$30,800**	**$400**	**$39,100**
Importance Code A	$56,900	$30,500		$26,000
Importance Code B	$500	$300	$400	$13,200
Importance Code C	$7,800			
Total	**$65,200**	**$30,800**	**$400**	**$39,100**

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 CONGENERATION PLANT
Asset # : 2654

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	30%			LIFE	* *	5	$6,900	
Metal Panel	60%			2042	* *	5-10	$95,200	
Metal Sect. OHD	10%			2045	* *	5	$7,200	
Windows								
Metal Louvers	100%			2035	* *	10	$13,300	
Parapets								
Masonry: Brick Cavity	20%			LIFE	* *	5		
Metal Panel	10%			2052	* *	5		
No Component	70%							
Roof								
Metal Panel	70%			2045	* *	10	$13,600	
Single Ply Membrane	20%	Now	$42,300	2042	* *			
Blisters, Extent : Severe, Area Affected : 35%								
Location : Roof Abutting Jungle World								
Ponding, Extent : Moderate, Area Affected : 50%								
Location : Lower Roof								
Seams Open/Split, Extent : Severe, Area Affected : 25%								
Location : Roof Abutting Jungle World								
Skylight, Metal/Glass	5%	0-2	$14,500	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Lower Roof								
Skylight, Plastic	5%			2037	* *	1		
Interior								
Floors								
Cast in Place Concrete	95%			LIFE	* *	5	$20,700	
Quarry Tile	5%			2037	* *	5	$700	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$500	
Metal Panel	90%			LIFE	* *			
Ceilings								
Exposed Struc: Concrete	10%			LIFE	* *	5	$200	
Exposed Struc: Steel	15%			LIFE	* *			
Metal Panel	75%			LIFE	* *	5	$9,300	
Site Enclosure								
Fence/Gates								
Chain Link	100%	0-2	$7,800	2052	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Front								
Site Pavements								
Parking/Driveway								
Asphalt	100%	0-2	$54,600	2035	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Rear Loading Dock Area								
Potholes, Extent : Moderate, Area Affected : 20%								
Location : Rear Loading Dock Area								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$56,800	3		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside. Cogeneration Plant								
Explanation : Eight 200 Ampere Main Disconnect Switches For Substations In Different Locations F1, F2, F3, F4, F5, F6, F7 And F8								
Transformers								
Dry Type	100%			2030	$375,100	3		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : Eight 1000 Kilovolt Amperes 4160 High Voltge 480/277 Low Voltage								
Feeders								
Cable	100%			2031	$30,900	1		
Raceway								
Conduit	100%			2032	$47,900	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$7,400	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical And Mechanical Room								
Explanation : One 2000 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2030	$64,900	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 30 Kilovolt Ampere, 480 High Voltage 208/120 Low Voltage								
Switchgear / Switchboard								
Fused Disc Sw	100%			2032	$607,600	5		
Raceway								
Conduit	100%			2032	$767,200	1		
Panelboards								
Fused Disc Sw	5%			2031	$4,700	5		
Molded Case Bkrs	95%			2031	$88,700	5		$100
Wiring								
Thermoplastic	100%			2032	$20,600	1		
Motor Controllers								
Locally Mounted	30%			2030	$3,400	5		
Motor Control Center	70%			2030	$33,600	5		$100
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5		$100
Lighting								
Interior Lighting								
Fluorescent	100%			2037	* *	10		$5,100
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			2027	$4,500	10	$700	
Exit, Service	50%			2027	$1,200	1		
Exterior Lighting								
LED	20%			2037	* *			
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2032	$4,200	1-3	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke, Heat Detectors, Horns Fire Alarm Panel								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Terminal Devices								
Fan Coil Unit/Heat	100%			2032	$134,300	1	$1,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Cogeneration Plant Main Floor								
Explanation : Cogeneration Plant Unit Heaters Are Abandoned In Place. Building Relies On Residual Heat From Power Generating Equipment.								
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Window/Wall Unit	5%			2027	$1,000	1		
No Component	95%							
Ventilation								
Exhaust Fans								
Roof	50%			2032	$5,300	2	$100	
Wall Unit	50%			2032	$1,200	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks								
Electric	100%			2031	$23,100	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2024	$200	4	$200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO CONGENERATION PLANT
Asset # : 2654

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

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **BRONX ZOO CONGO GORILLA FOREST BUILDING**		
Address	: **BRONX RIVER PKWY AND FORDHAM RD**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0005.721 / 13396**	**Yr Built/Renovated**	: **1999 / 1999**
Area Sq Ft	: **40,000**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **11-Sep-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2**		
Block	: **3120** **Lot** : **20**	**BIN**	: **2116675**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$332,300	$783,900
Interior Architecture		$2,115,600
Electrical		$100,000
Mechanical		$254,200
Total	**$332,300**	**$3,253,600**
Importance Code A	$332,300	$783,900
Importance Code B		$1,030,800
Importance Code C		$1,439,000
Total	**$332,300**	**$3,253,600**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture		$1,300		$17,000
Interior Architecture	$68,700	$13,400	$1,900	$7,800
Electrical	$3,800	$4,300	$7,100	$4,400
Mechanical	$73,000	$11,300	$24,700	$19,500
Site Pavements	$300		$1,500	$500
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$149,800**	**$34,200**	**$39,100**	**$53,200**
Importance Code A	$1,600	$3,400	$1,600	$19,200
Importance Code B	$147,800	$30,800	$35,600	$31,000
Importance Code C	$300		$2,000	$3,000
Total	**$149,800**	**$34,200**	**$39,100**	**$53,200**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	70%			LIFE	* *	5	$34,000	
Glazed Ceramic Panel	10%			LIFE	* *	5	$36,400	
Metal, Corrugated	5%			2042	* *	1		
Window Wall	15%	Now	$69,100	2052	* *	5	$21,900	
Dry Rot/Decay, Extent : Severe, Area Affected : 5%								
Location : Stairwell To Classrooms								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Stairwell To Classrooms								
Windows								
Aluminum	95%			2040	* *	5	$1,500	
Metal Louvers	5%			2035	* *	10	$500	
Parapets								
Cast in Place Concrete	15%			LIFE	* *	5	$13,700	
Metal Rail	10%			2037	* *	5-10	$16,000	
No Component	75%							
Roof								
Cast in Place Concrete	5%			LIFE	* *			
Metal Panel	5%			2037	* *	10	$7,300	
Modified Bitumen	67%			2032	$570,800	10	$53,500	
Skylight, Plastic	8%	Now	$68,600	2045	* *	1		
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Above Mandrill Corridor, Above Cage 3								
Sloped Glazing	15%	2-4	$194,500	LIFE	* *	5	$159,600	
Glazing Clouded, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Soffits								
Exposed Struc: Steel	30%			LIFE	* *	5		
Wood	70%			2045	* *	5		
Interior								
Floors								
Carpet	40%			2031	$386,100	3	$33,500	
Cast in Place Concrete	20%	4+	$18,600	LIFE	* *	5	$24,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Ceramic Tile	5%			2041	* *	5	$2,800	
Poured Epoxy/Resin	20%			2030	$611,500			
Vinyl Tile	5%			2037	* *	3	$1,000	
Wood	10%			2047	* *	5	$10,500	
Interior Walls								
Ceramic Tile	2%			2041	* *	5	$1,000	
Concrete Masonry Unit	40%			LIFE	* *	5	$7,800	
Fabric on Framing	30%			2033	$1,439,000	5	$7,300	
Glass: Special Gauge	10%			LIFE	* *	1		
Gypsum Board	15%			LIFE	* *	5	$4,400	
Operable Wall	3%			2052	* *	5	$5,100	

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2045	* *	5	$3,700	
Exposed Struc: Concrete	40%	Now	$43,500	LIFE	* *	5	$2,300	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Above Cage 3 And Mandrill Corridor								
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	25%			LIFE	* *	5	$11,600	
Wood	20%	Now	$6,600	LIFE	* *	5	$65,100	
Dry Rot/Decay, Extent : Severe, Area Affected : 5%								
Location : Stairwell To Classrooms								
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2067	* *			
Site Pavements								
On-Site Walkways								
Paver: Asphalt	80%			2041	* *	5	$2,800	
Traffic Topping	10%			2032		5	$300	
Wood	10%			2030	$28,000	1-3	$1,700	
Parking/Driveway								
Asphalt	100%			2041	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2042	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1200 Ampere And Two 600 Ampere Main Disconnect Switches								
Transformers								
Dry Type	100%			2037	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Two 45 Kilovolt Ampere, One 112 Kilovolt Ampere And One 45 Kilovolt Ampere,480 Volts High Voltage 208/120 Volts Voltage								
Switchgear / Switchboard								
Fused Disc Sw	100%			2042	* *	5	$200	
Raceway								
Conduit	100%			2042	* *	1		
Panelboards								
Fused Disc Sw	5%			2040	* *	5		
Molded Case Bkrs	95%			2040	* *	5	$1,000	
Wiring								
Thermoplastic	100%			2042	* *	1		

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*** 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
Under 600 Volts								
Motor Controllers								
Locally Mounted	10%			2037	* *	5		
Motor Control Center	80%			2037	* *	5	$900	
Variable Frequency Drive	10%			2045	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2045	* *	1	$12,300	
Generators								
Diesel	100%			2041	* *	1	$15,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : One 300 Kilowatts								
Batteries								
Lead/Acid	100%			2026	$2,400	5	$1,500	
Fuel Storage								
Day Tank	50%			2048	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Outside								
Explanation : One 30 Gallons Rated Capacity								
Main Tank	50%			2060	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Outside								
Explanation : One 200 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	10%			2032	$66,700	10	$3,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical And Mechanical Room								
Explanation : T-8 Lamps								
Fluorescent	5%			2032	$33,300	10	$1,800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways								
LED	85%			2040	* *			
Egress Lighting								
Emergency, Service	45%			2040	* *	1		
Emergency, Service	5%			2032	$1,200	1		
Exit, LED	50%			2067	* *	1		
Exterior Lighting								
HID	20%			2032	$36,500	10		
No Component	80%							
Alarm								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	$14,700	1	$3,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Exit Doors								
Explanation : Intrusion Alarm Only								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2032	$30,200	1-3	$7,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Smoke Detectors, Manual Pull Stations, Alarm Bells, Strobe Lights And Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	20%			2052	* *	1		
Natural Gas	80%			2052	* *	1		
Other Observation, Extent : Light, Area Affected : 80%								
Location : Basement								
Explanation : Cogeneration Hot Water From Power Plant To Warm Up The Boilers								
Conversion Equipment								
Heat Pump Air Sourced	20%			2033		2	$2,500	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Roof								
Explanation : Heating And Cooling Package Units								
Hot Water Boiler	80%			2045	* *	1	$15,800	
Other Observation, Extent : Light, Area Affected : 80%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	80%	Now	$3,400	2048	* *	4	$1,600	
Insul. Deteriorating, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Air Conditioning Room								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Valves In 1st Floor Air Conditioning Room								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Explanation : Leaking Circulating Pump								
No Component	20%							

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	70%			2037	* *	1	$17,300	
Convector/Radiator	10%			2037	* *	1	$1,300	
Unit Heater - Hot Water	10%			2032	$23,200			
No Component	10%							
Air Conditioning								
Energy Source								
Electricity	20%			2048	* *	1		
Steam/HW System	80%			2052	* *	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	80%			2041	* *	1	$34,600	
Other Observation, Extent : Light, Area Affected : 80% *Location : 1st Floor Air Conditioning Room* *Explanation : Refrigerant Lithium Bromide*								
Ext Pkg Unit - Heating/Cooling	20%			2037	* *	2	$500	
R-22 Refrigerant, Extent : Light, Area Affected : 20% *Location : 2 Units, Roof*								
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2052	* *	4	$2,400	
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2037	* *	1	$19,800	
No Component	20%							
Heat Rejection								
Water Cooling Tower	100%			2030	$197,300	2	$40,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$22,300	
Exhaust Fans								
Interior	25%			2037	* *	2	$300	
Roof	75%			2032	$56,900	2	$900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2042	* *	4	$4,000	

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	100%	Now	$49,200	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 5%								
Location : Water Backs Up At Gallery, 1st Floor								
Broken, Extent : Moderate, Area Affected : 10%								
Location : Causing The Waste Water Over Flow To The Flamingo Lake.								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Main Entrance, 1st Floor								
Explanation : Sewage Line Is Undersized At Main Entrance, Causing Water Flooding When It Rains								
Sump Pump(s)								
Non-Submersible	100%			2027	$7,800	4	$800	
Backflow Preventer								
Generic	100%			2037	* *	1	$2,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 2nd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
Generic	100%			2052	* *	1-2	$11,200	
Fire Pump								
Generic	100%			2035	* *	1	$7,500	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	:	**BRONX ZOO DANCING CRANE CAFE**			
Address	:	**BRONX RIVER PKWY AND FORDHAM RD NEAR WILDFOWL POND**			
Borough	:	**BRONX**	**Agency's Number**	:	**N/A**
Program / Asset #	:	**DCA0005.CF0 / 2364**	**Yr Built/Renovated**	:	**2001 /**
Area Sq Ft	:	**16,000**	**Project Type**	:	**CULTURAL AFFAIRS**
Date of Survey	:	**28-Aug-2020**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Roof, Floors 1**			
Block	:	**3120** **Lot** : **20**	**BIN**	:	

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$134,100	
Interior Architecture		$279,000
Electrical		$87,200
Mechanical		$79,700
Site Pavements	$75,700	$760,400
Total	**$209,700**	**$1,206,300**
Importance Code A	$134,100	
Importance Code B		$446,000
Importance Code C	$75,700	$760,400
Total	**$209,700**	**$1,206,300**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$22,000	$900		$1,000
Interior Architecture	$42,900	$11,700		$1,200
Electrical	$1,500	$4,400	$1,600	$1,700
Mechanical	$17,400	$7,000	$8,300	$13,500
Site Pavements	$9,300	$1,300	$1,300	$9,300
Total	**$93,100**	**$25,200**	**$11,100**	**$26,700**
Importance Code A	$22,800	$1,700	$800	$1,900
Importance Code B	$54,000	$22,300	$9,100	$15,500
Importance Code C	$16,400	$1,300	$1,300	$9,300
Total	**$93,100**	**$25,200**	**$11,100**	**$26,700**

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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 DANCING CRANE CAFE
Asset # : 2364

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	40%			LIFE	* *	5	$2,800	
Glazed Ceramic Panel	5%			LIFE	* *	5	$2,600	
Masonry: Fieldstone	15%			LIFE	* *	5	$1,200	
Metal Sect. OHD	5%			2045	* *	5	$1,700	
Window Wall	5%			2052	* *	5	$2,100	
Wood	30%	Now	$70,100	2045	* *	5	$8,300	
Dry Rot/Decay, Extent : Moderate, Area Affected : 40%								
Location : Trellis Structure. Main Entrance And Wood Siding								
Worn/Eroded, Extent : Moderate, Area Affected : 15%								
Location : East Facade								
Windows								
Wood	100%	0-2	$22,000	2048	* *	5	$14,000	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%								
Location : Window Wall								
Parapets								
Concrete Masonry Unit	100%			LIFE	* *	5	$1,400	
Roof								
Single Ply Membrane	100%	0-2	$63,900	2037	* *			
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Upper And Lower Roofs								
Interior								
Floors								
Carpet	10%	0-2	$8,300	2028	$41,400	3	$3,600	
Staining/Discoloring, Extent : Light, Area Affected : 20%								
Location : Dining Area								
Cast in Place Concrete	5%			LIFE	* *	5	$2,600	
Quarry Tile	65%			2045	* *	5	$23,400	
Traffic Topping	20%	0-2	$14,000	2032	$279,000	5	$3,000	
Worn/Eroded, Extent : Light, Area Affected : 20%								
Location : Rear Dining Area								
Interior Walls								
Concrete Masonry Unit	20%	Now	$6,500	LIFE	* *	5	$600	
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Electrical Switch Gear Room								
Fiberglass Panel	30%			LIFE	* *			
Folding Partition	5%			2048	* *	5	$900	
Gypsum Board	30%	Now	$600	LIFE	* *	5	$1,300	
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Sign Of Black Mold At Bottom								
SGFT/Glazed Masonry	10%			LIFE	* *			
Wood	5%			LIFE	* *	5	$1,400	

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	35%	0-2	$13,600	2037	* *	5	$4,200	
Staining/Discoloring, Extent : Light, Area Affected : 20%								
Location : Kitchen Area								
Exposed Struc: Wood	5%			LIFE	* *			
Gypsum Board	60%			LIFE	* *	5	$18,000	
Site Enclosure								
Fence/Gates								
Wood	100%			2030				
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Crane Pond Walkway								
Explanation : Wood Railing								
Site Pavements								
On-Site Walkways								
Panel/Paver: Bluestone	50%	Now	$75,700	LIFE	* *	5	$4,800	
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Staff Dining Area								
Explanation : Sinking								
Wood	50%			2030	$760,400	1-3	$44,900	
Activity Yard								
Cast in Place Concrete	30%			2045	* *			
Pavers/Stone	70%			2041	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Not Accessible	100%							
Transformers								
Not Accessible	100%							
Feeders								
Not Accessible	100%							
Raceway								
Not Accessible	100%							
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2042	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1600 Ampere Main Disconnect Switch								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2037	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 45 Kilovolt Ampere 480 High Voltage 208/120 Low Voltage And Two 15 Kilovolt Ampere 480 High Voltage 208/120 Low Voltage								
Switchgear / Switchboard								
Fused Disc Sw	100%			2042	* *	5	$100	
Raceway								
Conduit	100%			2042	* *	1		
Panelboards								
Fused Disc Sw	5%			2040	* *	5		
Molded Case Bkrs	95%			2040	* *	5	$400	
Wiring								
Thermoplastic	100%			2042	* *	1		
Motor Controllers								
Locally Mounted	100%			2037	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	* *	1	$4,900	
Generators								
Diesel	100%			2035	* *	1	$6,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Outside								
Explanation : One 53 Kilowatts								
Batteries								
Lead/Acid	100%			2025	$2,400	5	$600	
Fuel Storage								
Main Tank	100%			2047	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Outside								
Explanation : One 250 Gallon								
Lighting								
Interior Lighting								
Fluorescent	10%			2032	$17,400	10	$1,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Mechanical Room, Kitchen And Office								
Fluorescent	40%			2032	$69,800	10	$5,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Dining Area								
Explanation : Compact Fluorescent Lamps								
LED	50%			2040	* *			

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Service	50%			2032	$4,800	1		
Exit, LED	50%			2047	* *	1		
Exterior Lighting								
HID	20%			2032	$14,600	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	$5,900	1	$1,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2032	$12,100	1-3	$3,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns, Smoke Detectors And Fire Alarm Panel								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2052	* *	1		
Conversion Equipment								
Furnace	50%			2037	* *	1	$4,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 10 Rooftop Package Units								
Hot Water Boiler	50%			2037	* *	1	$4,000	
Terminal Devices								
Fan Coil Unit/Heat	5%			2032	$19,400	1	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electric Panel Room								
Explanation : I Unit								
No Component	95%							
Air Conditioning								
Energy Source								
Electricity	100%			2048	* *	1		

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2037	* *	2	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 10 Rooftop Package Units. R-22								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$8,900	
Exhaust Fans								
Roof	100%			2037	* *	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2030	$16,700	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Equipment Room								
Explanation : 1 Hot Water Boiler, 1 Hot Water Heater								
Sanitary Piping								
Cast Iron	100%	Now	$3,900	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Water Backs Up Into 1st Floor								
Backflow Preventer								
Generic	100%			2037	* *	1	$1,000	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2052	* *	1-2	$4,500	
Chemical System								
Generic	100%			2030	$79,700	1-3	$80,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 5 Sets								

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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **BRONX ZOO EAST ADMINISTRATION BUILDING**
Address : **BRONX RIVER PKWY AND FORDHAM RD**
Borough : **BRONX**
Agency's Number : **N/A**
Program / Asset # : **DCA0005.340 / 2350**
Yr Built/Renovated : **1905 / 1994**
Area Sq Ft : **16,176**
Project Type : **CULTURAL AFFAIRS**
Date of Survey : **27-Aug-2020**
Landmark Status : **EXTERIOR LANDMARK**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **3120** **Lot** : **20** **BIN** : **2116677**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$290,100	
Interior Architecture		$110,900
Electrical		$235,700
Mechanical		$439,400
Total	**$290,100**	**$786,000**
Importance Code A	$290,100	
Importance Code B		$786,000
Total	**$290,100**	**$786,000**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$53,700	$3,100		$42,200
Interior Architecture	$47,200	$6,900		$6,100
Electrical	$300	$400	$400	$56,600
Mechanical	$5,400	$1,300	$4,300	$11,200
Site Pavements	$25,500			
Total	**$132,100**	**$11,700**	**$4,700**	**$116,000**
Importance Code A	$56,300	$3,900	$800	$43,000
Importance Code B	$29,400	$7,800	$3,900	$73,000
Importance Code C	$46,300			
Total	**$132,100**	**$11,700**	**$4,700**	**$116,000**

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO EAST ADMINISTRATION BUILDING
Asset # : 2350

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	$19,300	LIFE	* *	5	$7,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Over Window At South Facade								
Staining/Discoloring, Extent : Severe, Area Affected : 10%								
Location : Portico At Main Entrance								
Masonry: Brick	80%			LIFE	* *	5	$14,500	
Masonry: Granite	5%	0-2	$34,400	LIFE	* *	5	$700	
Efflorescence, Extent : Moderate, Area Affected : 30%								
Location : Granite Base Bend At East, West And North Facade								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Granite Base Bend								
Masonry: Limestone	10%	Now	$68,900	LIFE	* *	5	$1,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Lime Stone Base Panel At East, West And North Facade								
Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
Location : Lime Stone Base Panels And Cornice								
Windows								
Aluminum	85%			2040	* *	5	$5,600	
Aluminum	10%			2040	* *	5	$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : At Grade								
Explanation : Protective Metal Grilles								
Glass Block	5%			LIFE	* *	5	$200	
Parapets								
Cast Stone/Terra Cotta	100%	Now	$221,200	LIFE	* *	5	$35,200	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Cornice And Dentils								
Open Joints, Extent : Moderate, Area Affected : 20%								
Location : Cornice And Dentils								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : All Facades								
Roof								
Copper/Terne	95%			2047	* *	10	$42,200	
Sloped Glazing	5%			LIFE	* *	5	$11,800	
Interior								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO EAST ADMINISTRATION BUILDING
Asset # : 2350

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	50%			2031	$236,700	3	$18,700	
Cast in Place Concrete	20%	4+	$9,100	LIFE	* *	5	$10,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Ceramic Tile	5%			2035	* *	5	$1,200	
Marble Panels	5%			LIFE	* *	5	$900	
Terrazzo	5%			LIFE	* *	5	$1,000	
Vinyl Tile	15%	Now	$5,500	2032	$110,900	3	$1,400	
Worn/Eroded, Extent : Light, Area Affected : 20%								
Location : Basement And Second Floor Pantry								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$900	
Gypsum Board	40%	0-2	$13,500	LIFE	* *	5	$5,400	
Staining/Discoloring, Extent : Light, Area Affected : 30%								
Location : First Floor								
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	25%	0-2	$7,300	LIFE	* *	5	$1,700	
Paint Peeling, Extent : Light, Area Affected : 20%								
Location : First And Second Floor								
Wood	10%			LIFE	* *	5	$9,000	
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Second Floor								
Explanation : Wainscoting Panels								
Ceilings								
AcousTileSusp.Lay-In	45%			2037	* *	5	$11,200	
Recent Replace Evident, Extent : N/A, Area Affected : 50%								
Location : Second Floor And Basement								
Exposed Struc: Concrete	10%			LIFE	* *	5	$400	
Glass: Susp Panels	3%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Conference Room. 2nd Floor								
Explanation : Decorative Panels								
Gypsum Board	25%	0-2	$11,700	LIFE	* *	5	$7,800	
Worn/Eroded, Extent : Light, Area Affected : 20%								
Location : Second Floor								
Plaster	15%			LIFE	* *	5	$2,300	
Plaster	2%			LIFE	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Conference Room. 2nd Floor								
Explanation : Decorative Plaster Ceiling								
Site Enclosure								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO EAST ADMINISTRATION BUILDING
Asset # : 2350

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2052	* *			
Vegetation Growth, Extent : Moderate, Area Affected : 30%								
Location : North 7 West Elevation								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	50%	0-2	$10,500	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Walk Way At Basement Exit Stair								
Panel/Paver: Concrete	50%	Now	$15,000	2042	* *			
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20%								
Location : Ramp, Tripping Hazard								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Front Entry Area								
Explanation : Sinking Paver At Ramp								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$16,200	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 400 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	$139,400	5	$400	
Raceway								
Conduit	90%			2032	$31,200	1		
Conduit	10%			2052	* *	1		
Panelboards								
Fused Disc Sw	5%			2031	$2,100	5		
Molded Case Bkrs	75%			2031	$32,100	5	$300	
Molded Case Bkrs	20%			2048	* *	5	$100	
Wiring								
Thermoplastic	20%			2052	* *	1		
Thermoplastic	80%			2032	$46,100	1		
Motor Controllers								
Locally Mounted	100%			2030	$50,200	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO EAST ADMINISTRATION BUILDING
Asset # : 2350

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	90%			2037	* *	10	$13,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	8%			2037	* *	10	$1,200	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Incandescent	2%			2027	$5,100	2		
Egress Lighting								
Emergency, Battery	50%			2027	$14,600	10	$2,000	
Exit, Service	50%			2027	$3,700	1		
Exterior Lighting								
HID	20%			2027	$16,200	10		
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	* *	1-3	$3,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horn And Fire Alarm Panel								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Cogeneration Hot Water From Power Plant To Warm Up The Boiler								
Conversion Equipment								
Hot Water Boiler	95%			2037	* *	1	$7,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit And 1 Cogenerated Hot Water Heat Exchanger								
Hot Water Boiler	5%	0-2	$1,800	2045	* *	1	$400	
Insul. Deteriorating, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Distribution								
Hot Wtr Piping/Pump	100%			2048	* *	4	$1,200	
Terminal Devices								
Convector/Radiator	90%			2037	* *	1	$4,700	
Fan Coil Unit/Heat	10%			2032	$43,000	1	$500	
Air Conditioning								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO EAST ADMINISTRATION BUILDING
Asset # : 2350

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Split Unit	40%			2032	$164,700			
R-22 Refrigerant, Extent : Light, Area Affected : 40%								
Location : 3 Units, Rear Yard								
Split Unit	30%			2037	* *			
Other Observation, Extent : Light, Area Affected : 30%								
Location : Rear Yard								
Explanation : R-410 Refrigerant								
Window/Wall Unit	15%			2027	$9,900	1		
No Component	15%							
Terminal Devices								
Air Handler/Dir Expansion	70%			2032	$197,800	1		
No Component	30%							
Heat Rejection								
Dry Cooler	70%			2032	$47,300	2	$7,900	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$9,000	
Exhaust Fans								
Interior	100%			2032	$76,900	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2030	$18,300	2		
HW Heat Exchanger								
HTHW/HW	100%			2042	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2032	$3,500	4	$500	
Fixtures								
Generic	100%							

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

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **BRONX ZOO EDUCATION BUILDING-#35**		
Address	: **BRONX RIVER PKWY AND FORDHAM RD**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0005.350 / 2655**	**Yr Built/Renovated**	: **1910 / 1997**
Area Sq Ft	: **11,840**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **27-Aug-2020**	**Landmark Status**	: **EXTERIOR LANDMARK**
Areas Surveyed	: **Basement, Floors 1,2**		
Block	: **3120** **Lot** : **20**	**BIN**	: **2116678**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$405,600	$56,200
Interior Architecture		$65,300
Electrical		$555,700
Mechanical	$437,100	$56,300
Total	**$842,600**	**$733,500**
Importance Code A	$405,600	$234,800
Importance Code B	$437,100	$498,700
Total	**$842,600**	**$733,500**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$56,700			$33,700
Interior Architecture	$111,400		$300	$3,900
Electrical	$300	$400	$400	$29,200
Mechanical	$1,600	$2,400	$2,700	$41,100
Site Pavements	$9,900			
Total	**$179,900**	**$2,800**	**$3,400**	**$107,800**
Importance Code A	$57,300	$600	$600	$34,500
Importance Code B	$63,300	$2,200	$2,800	$73,400
Importance Code C	$59,400			
Total	**$179,900**	**$2,800**	**$3,400**	**$107,800**

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 EDUCATION BUILDING-#35
Asset # : 2655

Architecture	Current Repair			Future Replacement			Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
Masonry: Brick	35%	Now	$152,200	LIFE	* *		5	$5,900	1
Cracking/Crumbling, Extent : Severe, Area Affected : 40%									
Location : Above Vents. North, South, East Facades									
Diagonal Cracks, Extent : Moderate, Area Affected : 30%									
Location : North Facade									
Efflorescence, Extent : Moderate, Area Affected : 20%									
Location : East Facade									
Spalling, Extent : Moderate, Area Affected : 20%									
Location : Building Base									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Building Base									
Masonry: Brick	55%	Now	$82,500	LIFE	* *		5	$9,300	
Diagonal Cracks, Extent : Moderate, Area Affected : 15%									
Location : Windows Header									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Rear And Side Facade									
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : West And South Facade									
Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%									
Location : Rear And Side Facade Window Steel Lentels									
Masonry: Limestone	10%	Now	$86,100	LIFE	* *		5	$1,300	1
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : Above Vents. East, North, South Facades									
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : Above Vents. East, North, South Facades									

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows								
Metal Clad	10%	Now	$10,900	2057	* *	5	$600	
Corrosion/Rusting, Extent : Moderate, Area Affected : 35%								
Location : Basement								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Metal Louvers	5%	Now	$1,200	2035	* *			
Water Penetration, Extent : Moderate, Area Affected : 60%								
Location : East And South Facade Air Vents Above Windows								
Other Observation, Extent : N/A, Area Affected : 30%								
Location : North, South And West Facades								
Explanation : Water Penetration From Air Vents Causing Brick And Limestone Band At Facade To Crack								
Wood	85%	Now	$44,600	2057	* *	5	$8,600	1
Dry Rot/Decay, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 20%								
Location : At Grade								
Explanation : Protective Metal Grilles Rusted								
Parapets								
Masonry: Limestone	100%	Now	$84,800	LIFE	* *	5	$1,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Lime Stone Cornice And Band								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Cornice								
Roof								
Built-Up (BUR)	25%			2032	$56,200	10	$4,500	
Copper/Terne	75%			2047	* *	10	$33,700	
Interior								
Floors								
Carpet	70%	Now	$43,900	2033	$146,200	3	$11,600	
Staining/Discoloring, Extent : Severe, Area Affected : 60%								
Location : First Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 40%								
Location : First Floor								
Cast in Place Concrete	5%			LIFE	* *	5	$1,200	
Mosaic Tile	5%	0-2	$11,100	2037	* *	5	$700	
Caulking Deteriorated, Extent : Moderate, Area Affected : 30%								
Location : Bathroom Floors								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Bathroom Floors								
Vinyl Tile	20%			2032	$65,300	3	$800	

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	0-2	$7,000	2035	* *	5	$600	
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
Location : Grout And Caulking Deteriorating At Bathrooms								
Concrete Masonry Unit	10%			LIFE	* *	5	$900	
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Basement Wall								
Gypsum Board	60%	0-2	$42,500	LIFE	* *	5	$8,500	
Staining/Discoloring, Extent : Light, Area Affected : 30%								
Location : First Floor And Basement								
Plaster	25%			LIFE	* *	5	$1,800	
Ceilings								
AcousTileSusp.Lay-In	85%	0-2	$7,000	2037	* *	5	$3,900	
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Basement Drop Ceiling								
Plaster	15%			LIFE	* *	5	$900	
Site Enclosure								
Fence/Gates								
Metal: Cage/Fence	100%			LIFE	* *			
Retaining Walls								
Masonry: Fieldstone	100%			2042	* *			
Site Pavements								
On-Site Walkways								
Panel/Paver: Cer/Brk	100%	0-2	$9,900	2040	* *	5	$1,100	
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : Building Front Public Walkway								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$62,400	3		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 600 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2030	$181,700	3	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 225 Kilovolt Ampere, 4,160 High Voltage - 208/120 Low Voltage								
Feeders								
Cable	100%			2031	$21,800	1		
Raceway								
Conduit	100%			2032	$52,500	1		
Under 600 Volts								

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*** 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
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2032	$116,200	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 400 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2030	$28,600	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One30 Kilovolt Ampere, 480 Primary Volts - 208/120 Secondary Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2032	$116,200	5	$100	
Raceway								
Conduit	90%			2032	$24,800	1		
Conduit	10%			2052	* *	1		
Panelboards								
Fused Disc Sw	5%			2031	$2,100	5		
Molded Case Bkrs	75%			2031	$32,100	5	$200	
Molded Case Bkrs	20%			2048	* *	5	$100	
Wiring								
Thermoplastic	80%			2032	$24,600	1		
Thermoplastic	20%			2052	* *	1		
Motor Controllers								
Locally Mounted	70%			2045	* *	5	$100	
Locally Mounted	30%			2030	$23,000	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	2%			2032	$3,800	10	$200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways								
Fluorescent	98%			2037	* *	10	$10,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2037	* *	10	$1,400	
Exit, Service	50%			2037	* *	1		
Exterior Lighting								
HID	20%			2027	$11,800	10		
No Component	80%							
Alarm								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
No Component	80%							
Generic	20%			2027	$4,800	1	$900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entry And Exit Points								
Explanation : Intrusion Alarm Only, Panic Doors								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	* *	1-3	$2,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2052	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Cogeneration Hot Water From Power Plant To Warm Up The Boiler								
Conversion Equipment								
Hot Water Boiler	100%			2045	* *	1	$5,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit And 1 Cogenerated Hot Water Heat Exchanger								
Distribution								
Hot Wtr Piping/Pump	100%			2048	* *	4	$900	
Terminal Devices								
Air Handler	70%			2027	$167,200	1	$5,100	
Convector/Radiator	30%			2037	* *	1	$1,200	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Split Unit	50%			2027	$150,700			
R-22 Refrigerant, Extent : Light, Area Affected : 50%								
Location : 3 Units, Rear Yard								
Split Unit	20%			2037	* *			
R-22 Refrigerant, Extent : Light, Area Affected : 20%								
Location : 1 Unit, Rear Yard								
No Component	30%							

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Dir Expansion	70%			2027	$119,200	1		
No Component	30%							
Heat Rejection								
Dry Cooler	50%			2027	$20,400	2	$4,100	
Dry Cooler	20%			2037	* *	2	$1,700	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$6,600	
Exhaust Fans								
Interior	100%			2032	$56,300	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2027	$18,300	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2026	$400	4	$300	
Fixtures								
Generic	100%							

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **BRONX ZOO EDUCATIONAL SERVICES-#11**
Address : **BRONX RIVER PKWY AND FORDHAM RD**
Borough : **BRONX**
Agency's Number : **N/A**
Program / Asset # : **DCA0005.110 / 2347**
Yr Built/Renovated : **1915 /**
Area Sq Ft : **6,425**
Project Type : **CULTURAL AFFAIRS**
Date of Survey : **11-Sep-2020**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1**
Block : **3120** **Lot** : **20** **BIN** : **2116679**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$103,800	
Interior Architecture		$141,900
Mechanical	$70,900	$147,300
Total	**$174,700**	**$289,200**
Importance Code A	$103,800	$66,700
Importance Code B	$70,900	$222,500
Total	**$174,700**	**$289,200**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$134,000			$2,500
Interior Architecture	$21,800	$1,100	$700	
Electrical	$33,000	$100	$100	$65,400
Mechanical	$17,000	$7,900	$1,400	$73,200
Site Enclosure		$1,900		
Site Pavements	$15,600			
Total	**$221,300**	**$11,000**	**$2,200**	**$141,100**
Importance Code A	$134,300	$300	$300	$2,900
Importance Code B	$59,800	$8,800	$1,800	$138,300
Importance Code C	$27,200	$1,900		
Total	**$221,300**	**$11,000**	**$2,200**	**$141,100**

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 EDUCATIONAL SERVICES-#11
Asset # : 2347

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	2-4	$16,400	LIFE	* *	5	$8,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Cornice								
Masonry: Brick	82%			LIFE	* *	5	$17,300	
Masonry: Limestone	5%	4+	$8,100	LIFE	* *	5	$800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal Coiling Doors	3%			2037	* *	5	$2,000	
Stucco Cement	2%			2037	* *	5	$1,100	
Wood	3%	Now	$13,400	2052	* *	5	$1,600	
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Fascia And Trims								
Windows								
Aluminum	90%	Now	$29,300	2048	* *	5	$900	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Protective Metal Grilles								
Wood	10%	Now	$4,800	2057	* *	5	$1,000	1
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : Basement								
Thermally Inefficient, Extent : Severe, Area Affected : 50%								
Location : Basement								
Split/Cracked, Extent : Severe, Area Affected : 50%								
Location : Basement								
Parapets								
Cast Stone/Terra Cotta	60%	0-2	$103,800	LIFE	* *	5	$12,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : All Facades								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Brick	30%	0-2	$27,900	LIFE	* *	5	$800	
Miss/Damaged Copings, Extent : Severe, Area Affected : 15%								
Location : North Facade								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : All Facades								
Masonry: Limestone	10%	0-2	$23,600	LIFE	* *	5	$300	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 28%								
Location : All Facades								
Staining/Discoloring, Extent : Light, Area Affected : 35%								
Location : Throughout								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Copper/Terne	5%			2047	* *	10	$1,000	
Slate	95%	Now	$10,600	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 15%								
Location : South Facade								
Vegetation Growth, Extent : Severe, Area Affected : 30%								
Location : Throughout Roof Area								
Interior								
Floors								
Cast in Place Concrete	5%	Now	$700	LIFE	* *	5	$1,000	
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Boiler Room								
Ceramic Tile	5%			2035	* *	5	$400	
Quarry Tile	30%	Now	$9,400	2037	* *	5	$2,000	
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Large Animal Run								
Explanation : Misplaced Floor Drain Causing Flooding In Corridors								
Vinyl Tile	60%			2032	$141,900	3	$2,000	
Interior Walls								
Ceramic Tile	5%	Now	$9,900	2035	* *	5	$300	
Adhesion Failure, Extent : Moderate, Area Affected : 50%								
Location : Tortoise Holding								
Gypsum Board	20%	Now	$1,700	LIFE	* *	5	$1,500	
Worn/Eroded, Extent : Severe, Area Affected : 15%								
Location : Base Of Walls In Corridors								
Plaster	35%			LIFE	* *	5	$1,300	
Plywood/Hardboard	40%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	20%			2045	* *	5	$1,800	
Exposed Struc: Concrete	10%			LIFE	* *	5	$100	
Gypsum Board	40%			LIFE	* *	5	$4,400	
Plaster	30%			LIFE	* *	5	$1,600	
Site Enclosure								
Fence/Gates								
Aluminum Rail	100%			2045	* *	5-10	$3,100	
Retaining Walls								
Masonry: Brick	100%			2052	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	$100	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Ramp At Side Of Building								

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Asphalt	100%	Now	$15,500	2041	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout Driveway								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$3,700	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Garage 1st Floor								
Explanation : One 100 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2030	$26,100	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Garage 1st Floor								
Explanation : One 30 Kilovolt Ampere, 480 Volts 208/120 Volts								
Raceway								
Conduit	100%			2032	$36,000	1		
Panelboards								
Fused Disc Sw	5%			2031	$1,000	5		
Molded Case Bkrs	65%			2031	$12,700	5		$100
Molded Case Bkrs	30%			2048	* *	5		$100
Wiring								
Braided Cloth	70%	2-4	$22,800	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2052	* *	1		
Motor Controllers								
Locally Mounted	100%			2030	$23,300	5		
Ground								
Grounding Devices								
Generic	100%	2-4	$10,200	LIFE	* *	5		$100
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Water Main								
Lighting								
Interior Lighting								
Fluorescent	65%			2027	$45,500	10		$3,800
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : T-12 Lamps								
Incandescent	5%			2027	$4,100	2		
LED	30%			2040	* *			

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	20%			2027	$2,100	10	$300	
Emergency, Battery	30%			2040	* *	10	$500	
Exit, Service	30%			2040	* *	1		
Exit, Service	20%			2027	$400	1		
Exterior Lighting								
Incandescent	20%			2027	$6,700	2		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2027	$2,400	1	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm Only								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2030	$66,700	1	$3,200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	100%			2031	$13,700	4	$300	
Terminal Devices								
Air Handler	60%			2027	$70,900	1	$2,400	
Convector/Radiator	40%			2030	$20,500	1	$800	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Interior Pkg Unit - Cooling	10%			2033	$9,900	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Garage								
Explanation : 1 Unit								
Split Unit	20%			2027	$29,800			
R-22 Refrigerant, Extent : Light, Area Affected : 20%								
Location : 1st Floor								
Window/Wall Unit	30%			2025	$7,100	1		
No Component	40%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2027	$14,600	1	$800	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2032	$2,200	2	$900	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$3,600	
Exhaust Fans								
Interior	100%			2027	$27,800	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	$80,600	1		
Water Heater With Tanks								
Gas Fired	100%			2030	$16,700	2		
Sanitary Piping								
Cast Iron	100%	Now	$15,800	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Sump Pump(s)								
Submersible	100%			2024	$200	4	$200	
Fixtures								
Generic	100%							

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **BRONX ZOO ELEPHANT HOUSE-#37**		
Address	: **BRONX RIVER PKWY AND FORDHAM RD**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0005.370 / 2352**	**Yr Built/Renovated**	: **1905 / 1999**
Area Sq Ft	: **14,320**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **20-Aug-2020**	**Landmark Status**	: **EXTERIOR LANDMARK**
Areas Surveyed	: **Basement, Roof, Floors 1**		
Block	: **3120** **Lot** : **20**	**BIN**	: **2116680**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$307,100	
Electrical		$773,700
Mechanical	$342,500	$351,700
Total	**$649,500**	**$1,125,500**
Importance Code A	$307,100	$143,900
Importance Code B	$342,500	$981,500
Total	**$649,500**	**$1,125,500**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$46,100			$1,800
Interior Architecture	$116,100	$1,600	$300	$5,500
Electrical	$1,300	$5,500	$1,400	$13,500
Mechanical	$14,500	$1,700	$2,700	$4,900
Site Pavements	$13,300			
Total	**$191,400**	**$8,700**	**$4,400**	**$25,700**
Importance Code A	$46,800	$700	$700	$2,600
Importance Code B	$54,100	$7,600	$3,700	$23,100
Importance Code C	$90,400	$500		
Total	**$191,400**	**$8,700**	**$4,400**	**$25,700**

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 ELEPHANT HOUSE-#37
Asset # : 2352

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%	0-2	$8,400	LIFE	* *	5	$3,100	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Banding At Rotunda								
Masonry: Brick	3%	Now	$5,200	LIFE	* *	5	$600	
Efflorescence, Extent : Moderate, Area Affected : 20%								
Location : North Facade								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Electrical Room Entrance								
Misaligned/Bulging, Extent : Light, Area Affected : 15%								
Location : North Facade								
Masonry: Granite	5%			LIFE	* *	5	$700	
Masonry: Limestone	85%	Now	$211,300	LIFE	* *	5	$12,500	
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Within Cupola Above Central Dome								
Staining/Discoloring, Extent : Severe, Area Affected : 25%								
Location : North And South Facades								
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : Main Facades								
Window Wall	5%			2042	* *	5	$3,700	
Windows								
Wood	100%	0-2	$14,300	2040	* *	5	$3,800	
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Clerstory Windows								
Parapets								
Masonry: Limestone	100%	Now	$18,300	LIFE	* *	5	$1,200	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Cornice								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Perimeter Cornice								
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Roof								
Copper/Terne	80%			2060	* *	10	$31,800	
Skylight, Metal/Glass	20%	Now	$95,800	2042	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Glazing Clouded, Extent : Moderate, Area Affected : 50%								
Location : Rotunda								
Soffits								
Cast in Place Concrete	20%			LIFE	* *	5		
Cast Stone/Terra Cotta	80%			LIFE	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO ELEPHANT HOUSE-#37
Asset # : 2352

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$9,100	
Ceramic Tile	3%			2041	* *	5	$600	
Quarry Tile	35%			2037	* *	5	$10,900	
Vinyl Tile	42%			2037	* *	3	$3,300	
Interior Walls								
Cast in Place Concrete	3%			LIFE	* *			
Cast Stone/Terra Cotta	30%	Now	$23,700	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Lobby Area								
Ceramic Tile	5%			2045	* *	5	$900	
Glass: Special Gauge	5%			LIFE	* *	1		
Masonry: Brick	42%	Now	$31,400	LIFE	* *			
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : Rhino Exhibit And South Entry Vestibule								
Masonry: Limestone	10%	Now	$22,000	LIFE	* *			
Spalling, Extent : Severe, Area Affected : 10%								
Location : Vestibule Area								
Wood	5%			LIFE	* *	5	$3,700	
Ceilings								
Gypsum Board	5%			LIFE	* *	5	$1,300	
Masonry: Infill Arch	95%	0-2	$38,900	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : South Entry Vestibule								
Site Pavements								
On-Site Walkways								
Paver: Asphalt	100%	2-4	$13,300	2041	* *	5	$2,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Walkways								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$62,400	3		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One At 600 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2030	$181,700	3	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 300 Kilovolt Ampere, Four 160 Hv - 480/277 Lv								
Feeders								
Cable	100%			2031	$21,800	1		

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Raceway								
Conduit	100%			2032	$52,500	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$16,200	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 600 Ampere Main Disconnect Switch								
Transformers								
Dry Type	75%			2037	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 112 Kilovolt Ampere, 480 Hv - 208/120 Lv, And One 15 Kilovolt-ampere 480 Hv - 208/120 Lv								
Dry Type	25%			2037	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Generator Room								
Explanation : One 75 Kilovolt Ampere, 480 Hv -208/120 Lv								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	$139,400	5	$400	
Raceway								
Conduit	95%			2032	$33,000	1		
Conduit	5%			2042	* *	1		
Panelboards								
Fused Disc Sw	5%			2031	$2,100	5		
Molded Case Bkrs	85%			2031	$36,400	5	$300	
Molded Case Bkrs	10%			2040	* *	5		
Wiring								
Thermoplastic	90%			2032	$51,900	1		
Thermoplastic	10%			2042	* *	1		
Motor Controllers								
Locally Mounted	100%			2030	$50,200	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	* *	1	$4,400	
Generators								
Diesel	100%			2035	* *	1	$5,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 125 Kilowatts								
Batteries								
Nickel Cadmium	100%			2025	$2,600	5	$3,200	

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Main Tank	100%			2047	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Outside								
Explanation : One 280 Gallons								
Lighting								
Interior Lighting								
Fluorescent	75%			2032	$196,400	10	$9,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	15%			2032	$39,300	10	$2,000	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Exhibits								
HID	5%			2032		10		
LED	5%			2040	* *			
Egress Lighting								
Emergency, Service	50%			2032	$4,700	1		
Exit, LED	50%			2060	* *	1		
Exterior Lighting								
Fluorescent	20%			2032	$12,200	10	$300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Outside								
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2027	$11,900	1-3	$2,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : Manual Pull Stations And Alarm Bells Only								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Cogeneration Hot Water From Power Plant To Warm Up The Boilers								
Conversion Equipment								
Hot Water Boiler	50%			2030	$81,500	1	$3,500	
Other Observation, Extent : Light, Area Affected : 50%								
Location : Basement								
Explanation : 2 Units And 1 Cogenerated Hot Water Heat Exchanger.								
Hot Water Boiler	50%			2045	* *	1	$3,500	

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 ELEPHANT HOUSE-#37
Asset # : 2352

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	Now	$1,700	2040	* *	4	$700	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Valves And Piping In Basement								
Terminal Devices								
Air Handler	95%			2027	$274,400	1	$8,400	
Fan Coil Unit/Heat	5%			2032	$19,000	1	$200	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Generator Room								
Explanation : 1 Unit								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$8,000	
Exhaust Fans								
Interior	100%			2027	$68,100	2	$400	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	$9,800	2030	$196,000	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement								
HW Heat Exchanger								
Steam Fired	100%	Now	$1,500	2032	$74,200	4	$1,400	
Corroded, Extent : Severe, Area Affected : 20%								
Location : Basement								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2027	$3,100	4	$300	
Backflow Preventer								
Not Accessible	100%							
Fixtures								
Generic	100%							

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **BRONX ZOO FARM APARTMENTS**		
Address	: **BRONX RIVER PKWY AND FORDHAM RD**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0005.930 / 2363**	**Yr Built/Renovated**	: **1935 / 2007**
Area Sq Ft	: **16,750**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **01-Sep-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2**		
Block	: **3120** **Lot** : **20**	**BIN**	: **2116676**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$185,300	
Electrical	$279,100	$127,000
Mechanical		$210,100
Site Pavements	$68,900	
Total	**$533,400**	**$337,100**
Importance Code A	$185,300	
Importance Code B	$279,100	$337,100
Importance Code C	$68,900	
Total	**$533,400**	**$337,100**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$44,900	$1,400		$2,600
Interior Architecture	$18,700	$3,700		$3,500
Electrical	$37,600	$1,200	$4,100	$34,100
Mechanical	$3,300	$1,400	$1,400	$41,100
Total	**$104,500**	**$7,800**	**$5,500**	**$81,400**
Importance Code A	$45,700	$2,200	$800	$3,500
Importance Code B	$40,000	$5,500	$4,600	$77,900
Importance Code C	$18,700			
Total	**$104,500**	**$7,800**	**$5,500**	**$81,400**

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 FARM APARTMENTS
Asset # : 2363

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	2%			2052	* *	10	$900	
Masonry: Brick	80%	0-2	$116,600	LIFE	* *	5	$14,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Front Facade Loading Dock Area								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : North Facade								
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Metal Panel	5%			2042	* *	5-10	$6,200	
Metal Sect. OHD	5%			2045	* *	5	$2,800	
Slate Panels	5%	Now	$3,400	LIFE	* *	5	$700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Upper Floor								
Weathering Steel	3%			LIFE	* *	1		
Windows								
Aluminum	75%	0-2	$68,700	2048	* *	5	$2,500	
Glazing Clouded, Extent : Moderate, Area Affected : 20%								
Location : Front Elevator								
Not Accessible	25%							
Roof								
Copper/Terne	2%			2047	* *	10	$900	
Slate	43%	Now	$41,500	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Various Area								
Slate	55%			LIFE	* *			
Interior								
Floors								
Carpet	25%			2028	$107,800	3	$9,400	
Cast in Place Concrete	5%			LIFE	* *	5	$2,700	
Ceramic Tile	5%			2035	* *	5	$1,200	
Wood	15%			2047	* *	5	$7,000	
Not Accessible	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Directors House								
Explanation : Private Access Only								
Interior Walls								
Gypsum Board	15%			LIFE	* *	5	$2,000	
Plaster	35%	Now	$18,700	LIFE	* *	5	$2,400	
Water Penetration, Extent : Moderate, Area Affected : 40%								
Location : Front Exterior Wall								
Not Accessible	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Directors House								
Explanation : Private Access Only								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Gypsum Board	20%			LIFE	* *	5	$6,200	
Plaster	30%			LIFE	* *	5	$4,700	
Not Accessible	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Directors House								
Explanation : Private Access								
Site Pavements								
Parking/Driveway								
Asphalt	100%	0-2	$68,900	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
Location : Front								
Sinking/Subsiding, Extent : Light, Area Affected : 30%								
Location : Front								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$14,700	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical 1st Floor								
Explanation : One 400 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2032	$127,000	5	$100	
Raceway								
Conduit	100%			2032	$31,600	1		
Panelboards								
Fused Disc Sw	5%			2031	$1,900	5		
Molded Case Bkrs	95%			2031	$37,000	5	$400	
Wiring								
Braided Cloth	50%	2-4	$26,300	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	50%			2032	$26,300	1		
Motor Controllers								
Locally Mounted	100%			2030	$45,800	5	$100	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,200	LIFE	* *	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main								
Explanation : Corroded								
Stand-by Power								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2045	* *	1	$5,200	
Generators								
Diesel	100%			2041	* *	1	$6,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Outside								
Explanation : Emergency Generator No Ratings Available								
Batteries								
Lead/Acid	100%			2026	$2,400	5	$600	
Fuel Storage								
Main Tank	100%			2060	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Outside								
Explanation : One 300 Gallons								
Lighting								
Interior Lighting								
Fluorescent	40%			2027	$111,700	10	$6,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room And 1st Floor								
Explanation : T-12 Lamps								
Fluorescent	60%			2027	$167,500	10	$9,200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallway 2nd And 3rd Floors								
Exterior Lighting								
Incandescent	20%			2027	$17,500	2		
No Component	80%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2052	* *	5	$5,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Three 250 Gallon Oil Tanks								
Conversion Equipment								
Hot Water Boiler	100%			2037	* *	1	$8,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Ground Level Boiler Room And Basement								
Explanation : Two No.2 Oil Burning Boilers								
Distribution								
Hot Wtr Piping/Pump	100%			2040	* *	4	$1,200	
Terminal Devices								
Convector/Radiator	100%			2037	* *	1	$5,400	
Air Conditioning								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Window/Wall Unit	60%			2027	$37,200	1		
No Component	40%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	$210,100	1		
HW Heat Exchanger								
Steam Fired	100%			2052	* *	4	$2,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Ground Floor And Basement Boiler Rooms								
Explanation : 2 Domestic Hot Water Tanks With Hot Water Coils								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2024	$500	4	$500	
Fixtures								
Generic	100%							

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **BRONX ZOO GIRAFFE BUILDING**
Address : **BRONX RIVER PKWY AND FORDHAM RD**
Borough : **BRONX**
Program / Asset # : **DCA0005.560 / 2333**
Area Sq Ft : **8,020**
Date of Survey : **11-Sep-2020**
Areas Surveyed : **Roof, Floors 1**
Block : **3120** **Lot** : **20**
Agency's Number : **N/A**
Yr Built/Renovated : **1980 /**
Project Type : **CULTURAL AFFAIRS**
Landmark Status : **NONE**
BIN : **2116681**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture		$114,100
Interior Architecture		$150,000
Mechanical	$88,400	
Total	**$88,400**	**$264,100**
Importance Code A		$114,100
Importance Code B	$88,400	$150,000
Total	**$88,400**	**$264,100**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$50,400			$2,200
Interior Architecture	$30,500			
Electrical			$100	$7,300
Mechanical	$67,400	$1,400	$1,400	$29,700
Site Enclosure				
Site Pavements			$400	
Total	**$148,300**	**$1,500**	**$1,900**	**$39,200**
Importance Code A	$96,600	$400	$400	$2,600
Importance Code B	$51,700	$1,100	$1,100	$36,600
Importance Code C			$400	
Total	**$148,300**	**$1,500**	**$1,900**	**$39,200**

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 GIRAFFE BUILDING
Asset # : 2333

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	90%			LIFE	* *	5	$12,000	
Metal Panel	5%			2042	* *	5-10	$7,300	
Window Wall	5%	0-2	$15,800	2042	* *	5	$2,000	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Mullions At Main Entrance								
Windows								
Aluminum	100%	0-2	$24,800	2040	* *	5	$300	
Glazing Clouded, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Parapets								
Concrete Masonry Unit	95%			LIFE	* *	5	$2,000	
Metal Panel	5%			2042	* *	5	$400	
Roof								
Modified Bitumen	75%			2032	$114,100	10	$10,700	
Skylight, Metal/Glass	5%	0-2	$9,800	2042	* *			
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Main Viewing Area								
Skylight, Plastic	20%			2037	* *	1		
Interior								
Floors								
Cast in Place Concrete	35%			LIFE	* *	5	$9,200	
Panel/Paver: Cer/Brk	35%	Now	$19,600	2040	* *	5	$4,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Public Space And Public Entrance								
Slate	15%	2-4	$10,900	LIFE	* *	5	$1,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Public Space								
Steel Grating	15%			2042	* *	1		
Interior Walls								
Concrete Masonry Unit	80%			LIFE	* *	5	$2,100	
Plaster	20%			LIFE	* *	5	$400	
Ceilings								
Exposed Struc: Steel	10%			LIFE	* *			
Fiber Board	65%			2032	$150,000			
Gypsum Board	10%			LIFE	* *	5	$1,900	
Plaster	10%			LIFE	* *	5	$900	
Wood	5%			LIFE	* *	5	$6,600	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2052	* *			
Wood	50%			2030	$17,500			
Site Pavements								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Asphalt	50%			2041	* *			
Cast in Place Concrete	25%			2045	* *			
Paver: Asphalt	25%			2041	* *	5	$900	

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$7,400	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 200 Ampere Main Disconnect Switches								
Transformers								
Dry Type	100%			2030	$26,100	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : One 45 Kilovolt Ampere 480 Volts High Voltage 208/120 Volts Low Voltage								
Raceway								
Conduit	100%			2032	$15,800	1		
Panelboards								
Fused Disc Sw	5%			2031	$1,000	5		
Molded Case Bkrs	95%			2031	$18,500	5	$200	
Wiring								
Thermoplastic	100%			2032	$20,600	1		
Motor Controllers								
Locally Mounted	100%			2030	$45,800	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	10%			2032	$13,400	10	$700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Exhibits								
LED	90%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2032	$6,600	10	$1,000	
Exit, Service	50%			2032	$1,700	1		
Exterior Lighting								
HID	20%			2027	$7,300	10		
No Component	80%							

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	10%			2042	* *	1		
Interruptible Gas/Dual Fuel	90%	Now	$6,500	2042	* *	1		
Not in Service, Extent : Severe, Area Affected : 5%								
Location : Oil Control Box, Boiler Room								
Conversion Equipment								
Furnace	10%	Now	$1,200	2032	$2,400	1	$400	
Not in Service, Extent : Severe, Area Affected : 10%								
Location : Wild Dog Area								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Wild Dog Area, 1st Floor								
Explanation : 1 Unit								
Hot Water Boiler	90%	0-2	$44,900	2052	* *	1	$3,200	
Boiler Used For Hot Water, Extent : Light, Area Affected : 100%								
Location : Boiler								
On Extended Life, Extent : Severe, Area Affected : 90%								
Location : Boiler Room								
Other Observation, Extent : Light, Area Affected : 90%								
Location : Boiler Room								
Explanation : 1 Unit								
Distribution								
Hot Wtr Piping/Pump	90%			2040	* *	4	$500	
No Component	10%							
Terminal Devices								
Air Handler	60%	Now	$4,400	2027	$88,400	1	$2,700	
Not in Service, Extent : Severe, Area Affected : 10%								
Location : For Interviewing Area								
Convector/Radiator	10%			2037	* *	1	$300	
Fan Coil Unit/Heat	20%			2032	$38,800	1	$500	
No Component	10%							
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Window/Wall Unit	2%			2025	$600	1		
No Component	98%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$4,500	
Exhaust Fans								
Interior	70%			2027	$24,300	2	$200	
Roof	30%			2027	$4,600	2	$100	
Plumbing								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	$10,100	2042	* *	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Boiler Room Area								
Water Heater With Tanks								
Electric	100%			2030	$23,100	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **BRONX ZOO GRAPHICS BUILDING**		
Address	: **BRONX RIVER PKWY AND FORDHAM RD**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0005.430 / 2331**	**Yr Built/Renovated**	: **1935 / 2002**
Area Sq Ft	: **9,690**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **20-Aug-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **3120** **Lot** : **20**	**BIN**	: **2116682**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$160,000	
Electrical	$5,300	
Mechanical		$177,900
Total	**$165,300**	**$177,900**
Importance Code A	$160,000	$100,600
Importance Code B	$5,300	$77,400
Total	**$165,300**	**$177,900**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$36,800	$200		$1,800
Interior Architecture	$22,700	$700		$4,300
Electrical	$200	$300	$200	$4,900
Mechanical	$4,900	$900	$1,100	$19,000
Site Enclosure		$4,300		
Total	**$64,500**	**$6,400**	**$1,300**	**$30,000**
Importance Code A	$37,300	$700	$500	$2,500
Importance Code B	$27,300	$1,400	$900	$27,600
Importance Code C		$4,300		
Total	**$64,500**	**$6,400**	**$1,300**	**$30,000**

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
BRONX ZOO GRAPHICS BUILDING
Asset # : 2331

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	$78,700	LIFE	* *	5	$6,700	1
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : West Entrance And East Stairs								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : West Entrance								
Masonry: Brick	75%	Now	$81,300	LIFE	* *	5	$10,100	
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Vegetation Growth, Extent : Severe, Area Affected : 25%								
Location : East Facade								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Near Basement Entrance								
Stucco Cement	10%			2037	* *	5	$3,400	
Wood	5%	Now	$14,200	2052	* *	5	$1,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : 1st Floor								
Deteriorated Finish, Extent : Severe, Area Affected : 10%								
Location : 1st Floor								
Windows								
Aluminum	35%			2040	* *	5	$500	
Wood	65%	Now	$20,200	2057	* *	5	$4,300	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Parapets								
Masonry: Brick	35%			LIFE	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Parapet Walls								
Explanation : Covered With Roofing Membrane								
Metal Panel	15%			2042	* *	5	$300	
No Component	50%							
Roof								
Modified Bitumen	97%			2040	* *	10	$24,300	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Roof								
Skylight, Metal/Glass	3%			2042	* *	10	$2,500	
Soffits								
Wood	100%	4+	$2,300	2045	* *	5	$900	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Front Of Building								
Interior								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	50%			LIFE	* *	5	$15,800	
Ceramic Tile	10%			2045	* *	5	$1,400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Toilet Rooms								
Sheet Vinyl/Rubber	40%			2037	* *	5	$8,700	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Concrete Masonry Unit	20%			LIFE	* *	5	$1,200	
Gypsum Board	35%			LIFE	* *	5	$3,200	
Masonry: Brick	40%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	15%			2049	* *	5	$2,200	
Exposed Struc: Concrete	30%			LIFE	* *	5	$700	
Exposed Struc: Concrete	5%	Now	$10,600	LIFE	* *	5	$100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Beam Over Second Floor Exit								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Second Floor Offices								
Gypsum Board	10%	Now	$2,500	LIFE	* *	5	$1,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 2002 Addition								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 2002 Addition								
Plaster	40%	0-2	$8,600	LIFE	* *	5	$3,600	
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Along Perimeter Of Second Floor								
Site Enclosure								
Fence/Gates								
Aluminum Rail	100%			2045	* *	5-10	$7,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Aluminum Guard Railing								
Retaining Walls								
Masonry: Brick	100%			2052	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2037	* *			
Parking/Driveway								
Asphalt	100%			2035	* *			

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2052	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 400 Ampere								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2052	* *	5	$300	
Raceway								
Conduit	70%			2032	$25,200	1		
Conduit	30%			2052	* *	1		
Panelboards								
Fused Disc Sw	3%			2031	$600	5		
Fused Disc Sw	2%			2048	* *	5		
Molded Case Bkrs	35%			2031	$6,800	5	$100	
Molded Case Bkrs	60%			2048	* *	5	$200	
Wiring								
Thermoplastic	40%			2032	$13,000	1		
Thermoplastic	60%			2052	* *	1		
Motor Controllers								
Locally Mounted	100%			2030	$23,300	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	5%			2027	$5,300	10	$400	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Fluorescent	45%			2037	* *	10	$4,000	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
LED	50%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$1,200	
Exit, LED	50%			2067	* *	1		
Exterior Lighting								
LED	20%			2040	* *			
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2040	* *	1-3	$1,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement, First And Second Floor Hallways								
Explanation : Smoke Detector, Strobes, Pull Box Station, Bell, Horn And Fire Alarm Panel								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2030	$100,600	1	$4,800	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit								
Distribution								
Hot Wtr Piping/Pump	70%	0-2	$2,900	2040	* *	4	$300	
Corroded, Extent : Severe, Area Affected : 40%								
Location : Basement								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Under Construction	30%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Entire 3rd Floor Is Under Construction								
Terminal Devices								
Convector/Radiator	100%			2030	$77,400	1	$3,100	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	40%			2037	* *	2	$200	
Other Observation, Extent : Light, Area Affected : 40%								
Location : Roof								
Explanation : Rooftop Unit. R-410a								
Window/Wall Unit	30%			2027	$10,800	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$2,200	
No Component	60%							
Exhaust Fans								
Roof	40%			2027	$7,300	2	$100	
Wall Unit	20%			2032	$800	2	$100	
No Component	40%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2030	$16,700	2		

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	20%	0-2	$1,200	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Cast Iron	80%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2032	$6,500	1-2	$100	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **BRONX ZOO JUNGLE WORLD**		
Address	: **BRONX RIVER PKWY AND FORDHAM RD**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0005.880 / 2361**	**Yr Built/Renovated**	: **1985 /**
Area Sq Ft	: **18,350**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **01-Sep-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Floors 1,2**		
Block	: **3120** **Lot** : **20**	**BIN**	: **2116683**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$527,100	$613,200
Interior Architecture	$64,000	$84,000
Electrical		$258,200
Mechanical	$499,100	
Total	**$1,090,300**	**$955,400**
Importance Code A	$527,100	$613,200
Importance Code B	$563,100	$342,200
Total	**$1,090,300**	**$955,400**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$60,900			$24,400
Interior Architecture	$66,300	$700	$200	$8,700
Electrical	$1,600	$2,000	$1,800	$29,500
Mechanical	$53,000	$6,600	$9,200	$7,800
Total	**$181,800**	**$9,200**	**$11,100**	**$70,500**
Importance Code A	$61,800	$900	$900	$25,400
Importance Code B	$120,000	$8,300	$10,200	$45,100
Importance Code C				
Total	**$181,800**	**$9,200**	**$11,100**	**$70,500**

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 JUNGLE WORLD
Asset # : 2361

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$5,600	
Masonry: Brick Cavity	80%	Now	$153,500	LIFE	* *	5	$18,000	
Expansion Joint Failure, Extent : Moderate, Area Affected : 30%								
Location : All Facades								
Horizontal Cracks, Extent : Moderate, Area Affected : 20%								
Location : East Facade								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : East Facade								
Vegetation Growth, Extent : Moderate, Area Affected : 35%								
Location : All Facades								
Metal Panel	10%			2042	* *	5-10	$15,500	
Window Wall	5%			2042	* *	5	$4,200	
Windows								
Metal Louvers	100%	0-2	$16,500	2035	* *			
Bent/Warped Elements, Extent : Light, Area Affected : 10%								
Location : Rear Facade								
Parapets								
Masonry: Brick	50%	Now	$10,200	LIFE	* *	5	$400	
Expansion Joint Failure, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Rusting Masonry Supt, Extent : Light, Area Affected : 15%								
Location : Throughout								
Metal Panel	50%	Now	$6,600	2042	* *	5	$800	
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 30%								
Location : Parapet Metal Coping								
Roof								
Metal Panel	15%			2037	* *	10	$18,100	
Sloped Glazing	70%	Now	$373,700	LIFE	* *	5	$613,200	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Exhibition Space								
Traffic Topping	5%	Now	$27,600	2042	* *			
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Over Kitchen								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Over Kitchen								
Not Accessible	10%							
Interior								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	35%	0-2	$66,300	2028	$165,800	3	$14,400	
Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
Location : Exhibition Area								
Cast in Place Concrete	45%			LIFE	* *	5	$27,000	
Ceramic Tile	5%			2035	* *	5	$1,400	
Vinyl Tile	5%			2032	$37,000	3	$500	
Wood	10%			2047	* *	5	$5,100	
Interior Walls								
Cast in Place Concrete	30%			LIFE	* *			
Concrete Masonry Unit	40%			LIFE	* *	5	$4,100	
Glass: Special Gauge	10%			LIFE	* *	1		
Plaster	20%			LIFE	* *	5	$1,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Exhibit Areas								
Explanation : Hand Painted Murals								
Ceilings								
AcousTileSusp.Lay-In	10%			2037	* *	5	$2,700	
Exposed Struc: Concrete	20%			LIFE	* *	5	$900	
Exposed Struc: Wood	35%	2-4	$64,000	LIFE	* *			
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
Location : Exhibit Ceiling								
Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
Location : Exhibit Areas								
Wood	35%			LIFE	* *	5	$84,000	

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$14,700	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 800 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2030	$26,100	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st And 2nd Floor Electrical And Mechanical Room								
Explanation : One 30 Kilovolt Ampere, 480 High Voltage 208/120 Low Voltage And Three 15 Kilovolt Ampere, 480 High Voltage 208/120 Low Voltage								
Switchgear / Switchboard								
Fused Disc Sw	100%			2032	$127,000	5	$100	
Raceway								
Conduit	100%			2032	$31,600	1		

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2031	$1,900	5		
Molded Case Bkrs	95%			2031	$37,000	5	$500	
Wiring								
Thermoplastic	100%			2032	$52,500	1		
Motor Controllers								
Motor Control Center	100%			2030	$45,800	5	$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2030	$10,600	1	$5,700	
Generators								
Natural Gas	100%			2028	$78,700	1	$7,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 235 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,400	5	$700	
Lighting								
Interior Lighting								
Fluorescent	50%			2037	* *	10	$8,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	50%			2040	* *			
Egress Lighting								
Emergency, Service	40%			2037	* *	1		
Emergency, Battery	10%			2032	$3,000	10	$400	
Exit, Service	50%			2032	$3,900	1		
Exterior Lighting								
HID	20%			2027	$16,700	10		
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	* *	1-3	$3,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Smoke Detectors, Alarm Bells, Strobe Lights, Manual Pull Stations, Horns And Fire Alarm Panel								

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

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations 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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2042	* *	1		
Conversion Equipment								
Hot Water Boiler	50%			2037	* *	1	$4,500	
Hot Water Boiler	50%			2049	* *	1	$4,500	
Distribution								
Hot Wtr Piping/Pump	100%			2040	* *	4	$1,400	
Terminal Devices								
Air Handler	90%	2-4	$182,100	2042	* *	1	$9,200	
On Extended Life, Extent : Moderate, Area Affected : 90%								
Location : Basement And Second Floor Fan Rooms								
Fan Coil Unit/Heat	10%	2-4	$26,700	2042	* *	1	$500	
On Extended Life, Extent : Moderate, Area Affected : 10%								
Location : Hallway And Vestibule								
Air Conditioning								
Energy Source								
Electricity	30%			2040	* *	1		
Steam/HW System	70%			2042	* *	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	70%			2035	* *	1	$13,900	
Other Observation, Extent : Light, Area Affected : 70%								
Location : Cogeneration Plant								
Explanation : Refrigerant Lithium Bromide. Installed In Adjacent Building								
Exterior Pkg Unit - Cooling	10%			2032	$19,700	2	$100	
R-22 Refrigerant, Extent : Light, Area Affected : 10%								
Location : Outside								
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	70%			2042	* *	4	$600	
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	70%			2027	$194,700	1	$7,900	
No Component	30%							
Heat Rejection								
Water Cooling Tower	70%			2026	$50,700	2	$12,900	
Corroded, Extent : Moderate, Area Affected : 70%								
Location : Moderate Deterioration Evident								
On Extended Life, Extent : Moderate, Area Affected : 70%								
Location : Adjacent To Cogeneration Plant								
No Component	30%							
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
BRONX ZOO JUNGLE WORLD
Asset # : 2361

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$10,200	
Exhaust Fans								
Interior	90%			2027	$71,500	2	$500	
On Extended Life, Extent : Moderate, Area Affected : 90%								
Location : Basement								
Roof	10%			2027	$3,500	2	$100	
On Extended Life, Extent : Moderate, Area Affected : 10%								
Location : Kitchen Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
HW Heat Exchanger								
Steam Fired	30%	Now	$7,800	2062	* *	4	$500	
Leak Evident, Extent : Severe, Area Affected : 30%								
Location : 1 Damaged Unit, Mechanical Room								
Steam Fired	70%			2058	* *	4	$1,300	
Other Observation, Extent : Light, Area Affected : 70%								
Location : Mechanical Room								
Explanation : 2 Units								
Sanitary Piping								
Cast Iron	100%	Now	$11,300	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 5%								
Location : Basement Hv2 Room								
Corroded, Extent : Severe, Area Affected : 20%								
Location : Basement								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2024	$600	4	$600	
Pool Filter/Treatment								
Sand	100%			2037	* *	4	$6,800	
Sewage Ejector(s)								
Electric	100%			2032	$9,400	4	$1,100	
Fixtures								
Generic	100%							

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

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **BRONX ZOO MADAGASCAR! (FORMER LIONS HOUSE)**		
Address	: **BRONX RIVER PKWY AND FORDHAM RD**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0005.290 / 1576**	**Yr Built/Renovated**	: **1905 / 2008**
Area Sq Ft	: **40,268**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **21-Aug-2020**	**Landmark Status**	: **EXTERIOR LANDMARK**
Areas Surveyed	: **Basement, Roof, Floors 1,Mez**		
Block	: **3120** **Lot** : **20**	**BIN**	: **2116684**

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$76,100	$19,600		$4,800
Interior Architecture		$1,700	$600	$3,000
Electrical	$4,000	$4,300	$3,900	$21,600
Mechanical	$6,100	$4,500	$5,600	$2,600
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$90,200**	**$34,000**	**$14,100**	**$35,900**
Importance Code A	$76,700	$20,300	$600	$5,500
Importance Code B	$13,500	$13,800	$13,400	$30,200
Importance Code C			$100	$300
Total	**$90,200**	**$34,000**	**$14,100**	**$35,900**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO MADAGASCAR! (FORMER LIONS HOUSE)
Asset # : 1576

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	* *	5	$8,500	
Masonry: Granite	10%			LIFE	* *	5	$1,300	
Masonry: Limestone	25%	Now	$26,900	LIFE	* *	5	$3,200	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : West Wall At Mechanical Room								
Metal Panel	15%			2052	* *	5-10	$17,500	
Windows								
Aluminum	30%			2048	* *	5	$900	
Metal Louvers	12%			2041	* *	10	$2,200	
Wood	58%			2048	* *	5	$16,700	
Parapets								
Masonry: Brick	10%			LIFE	* *	5	$300	
Masonry: Limestone	50%	0-2	$21,600	LIFE	* *	5	$2,000	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Coping Stones Throughout								
Metal Rail	5%			2045	* *	5-10	$2,900	
No Component	35%							
Roof								
Copper/Terne	50%	Now	$15,400	2047	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Above Mongoose Holding Cell								
Metal Panel	10%			2045	* *	10	$10,000	
Paver: Asphalt	15%	Now	$12,200	2041	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : West Side Of Building. Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : At Roof Drain And Embedded Glass Block. Above Lemur Holding Cells And Offices								
Skylight, Metal/Glass	15%			2052	* *	10	$27,400	
Skylight, Plastic	10%			2045	* *	1		
Soffits								
Stucco Cement	20%			2045	* *	5	$1,700	
Wood	80%			2045	* *	5	$13,900	
Interior								
Floors								
Cast in Place Concrete	50%			LIFE	* *	5	$19,600	
Ceramic Tile	5%			2041	* *	5	$900	
Marble Panels	10%			LIFE	* *	5	$1,300	
Quarry Tile	2%			2045	* *	5	$500	
Sheet Vinyl/Rubber	20%			2037	* *	5	$5,400	
Terrazzo	3%			LIFE	* *	5	$400	
Vinyl Tile	5%			2037	* *	3	$300	
Wood	5%			2060	* *	5	$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 MADAGASCAR! (FORMER LIONS HOUSE)
Asset # : 1576

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	3%			2041	* *	5	$300	
Concrete Masonry Unit	50%			LIFE	* *	5	$2,000	
Glass: Special Gauge	8%			LIFE	* *	1		
Masonry: Brick	15%			LIFE	* *			
Masonry: Limestone	2%			LIFE	* *			
Operable Wall	2%			2052	* *	5	$700	
Plaster	8%			LIFE	* *	5	$200	
Wood	2%			LIFE	* *	5	$800	
Ceilings								
AcousTileSusp.Lay-In	5%			2045	* *	5	$900	
Exposed Struc: Concrete	45%			LIFE	* *	5	$1,300	
Exposed Struc: Steel	5%			LIFE	* *			
Plaster	15%			LIFE	* *	5	$1,700	
Wood	30%			LIFE	* *	5	$47,000	
Site Enclosure								
Fence/Gates								
Metal: Cage/Fence	100%			LIFE	* *			
Site Pavements								
On-Site Walkways								
Asphalt	20%			2041	* *			
Masonry: Granite	20%			LIFE	* *			
Paver: Asphalt	60%			2041	* *	5		

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2052	* *	3	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 600 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2045	* *	3	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 750 Kilovolt Ampere, 4160 Hv - 480/277 Lv								
Feeders								
Cable	100%			2048	* *	1		
Raceway								
Conduit	100%			2052	* *	1		
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO MADAGASCAR! (FORMER LIONS HOUSE)
Asset # : 1576

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1200 Ampere And One 800 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2045	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 300 Kilovolt Ampere And One 112 Kilovolt Ampere, 480 Hv - 208/120 Lv								
Switchgear / Switchboard								
Fused Disc Sw	10%			2052	* *	5		
Molded Case Bkrs	90%			2052	* *	5	$1,000	
Raceway								
Conduit	100%			2052	* *	1		
Panelboards								
Fused Disc Sw	5%			2048	* *	5		
Molded Case Bkrs	95%			2048	* *	5	$1,000	
Wiring								
Thermoplastic	100%			2052	* *	1		
Motor Controllers								
Locally Mounted	20%			2045	* *	5	$100	
Variable Frequency Drive	80%			2045	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2045	* *	1	$12,400	
Generators								
Diesel	100%			2041	* *	1	$15,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : One 450 Kilowatts								
Batteries								
Nickel Cadmium	100%			2027	$2,600	5	$9,000	
Fuel Storage								
Main Tank	100%			2060	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : One 1500 Gallons								
Lighting								

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 MADAGASCAR! (FORMER LIONS HOUSE)
Asset # : 1576

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	85%			2037	* *	10	$9,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2037	* *	10	$500	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Incandescent	5%			2037	* *	2		
LED	5%			2037	* *			
Egress Lighting								
Emergency, Service	50%			2037	* *	1		
Exit, LED	20%			2060	* *	1		
Exit, Service	30%			2037	* *	1		
Exterior Lighting								
HID	20%			2037	* *	10		
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	* *	1	$4,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only, Motion Sensors								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	* *	1-3	$7,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement And First Floor								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns And Fire Alarm Panel								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2052	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : Cogeneration Hot Water From Power Plant To Warm Up The Boilers								
Conversion Equipment								
Hot Water Boiler	100%			2045	* *	1	$5,900	
Other Observation, Extent : Light, Area Affected : 50%								
Location : Basement Mechanical Room								
Explanation : 1 Unit And 2 Cogenerated Hot Water Heat Exchangers								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO MADAGASCAR! (FORMER LIONS HOUSE)
Asset # : 1576

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2054	* *	4	$600	
Terminal Devices								
Air Handler	80%			2037	* *	1	$5,900	
Convector/Radiator	10%			2045	* *	1	$400	
Fan Coil Unit/Heat	10%			2037	* *	1	$400	
Air Conditioning								
Energy Source								
District Chilled Water	100%			2052	* *	1		
Other Observation, Extent : Light, Area Affected : 60%								
Location : Basement Mechanical Room								
Explanation : From Adjacent Building. West Administration								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2052	* *	4	$900	
Terminal Devices								
Air Handler/Cool/Ht	100%			2037	* *	1	$7,400	
Heat Rejection								
Air Cooled Condenser Unit	100%			2040	* *	2	$8,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$6,700	
Exhaust Fans								
Interior	100%			2037	* *	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2052	* *	4	$1,800	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2037	* *	4	$1,300	
Pool Filter/Treatment								
Sand	100%			2045	* *	4	$4,400	
Sewage Ejector(s)								
Electric	100%			2040	* *	4	$2,400	
Backflow Preventer								
Generic	100%			2032	$5,700	1	$700	
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO MADAGASCAR! (FORMER LIONS HOUSE)
Asset # : 1576

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement, 1st, Mezzanine								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
Generic	100%			2058	* *	1-2	$3,400	
Fire Pump								
Generic	100%			2035	* *	1	$2,200	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **BRONX ZOO MAINTENANCE / PEST CONTROL**
Address : **BRONX RIVER PKWY AND FORDHAM RD**
Borough : **BRONX**
Agency's Number : **N/A**
Program / Asset # : **DCA0005.420 / 2353**
Yr Built/Renovated : **1935 / 2010**
Area Sq Ft : **12,600**
Project Type : **CULTURAL AFFAIRS**
Date of Survey : **20-Aug-2020**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1**
Block : **3120** **Lot** : **20** **BIN** : **2116687**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$338,000	
Interior Architecture		$72,200
Electrical		$36,800
Mechanical		$446,700
Total	**$338,000**	**$555,600**
Importance Code A	$338,000	
Importance Code B		$555,600
Total	**$338,000**	**$555,600**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture		$2,400		$2,600
Interior Architecture	$4,800	$4,000	$100	$6,500
Electrical	$300	$300	$300	$15,000
Mechanical	$26,700	$1,700	$1,700	$15,600
Total	**$31,800**	**$8,300**	**$2,100**	**$39,700**
Importance Code A	$1,200	$3,600	$1,200	$3,800
Importance Code B	$25,700	$4,700	$900	$35,800
Importance Code C	$4,800			
Total	**$31,800**	**$8,300**	**$2,100**	**$39,700**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *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
Exterior								
Exterior Walls								
Cement - Fiber Panel	60%			2037	* *	10	$77,100	
Other Observation, Extent : N/A, Area Affected : 60%								
Location : Facades								
Explanation : Actually Hardie Board Cement Board								
Masonry: Fieldstone	5%			LIFE	* *	5	$1,500	
Stucco Cement	5%			2037	* *	5	$5,100	
Wood	30%	Now	$260,900	2037	* *	5	$30,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 35%								
Location : Throughout								
Deteriorated Finish, Extent : Severe, Area Affected : 35%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : This Component Is Actually Wood Shingles								
Windows								
Aluminum	100%			2040	* *	5	$4,700	
Roof								
Asphalt Shingle	95%			2041	* *	10	$5,600	
Skylight, Plastic	5%			2037	* *	1		
Soffits								
Wood	100%			2037	* *	5		
Interior								
Floors								
Carpet	25%			2028	$97,500	3	$8,500	
Cast in Place Concrete	30%			LIFE	* *	5	$14,800	
Sheet Vinyl/Rubber	5%			2032	$72,200	5	$1,700	
Vinyl Tile	5%			2032	$30,500	3	$400	
Wood	10%			2047	* *	5	$4,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2nd Floor								
Explanation : Pest Control Offices								
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Basement								
Explanation : Dirt Floor								
Not Accessible	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 2nd Floor. East Wing								
Explanation : Veterinarian Private Residence								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO MAINTENANCE / PEST CONTROL
Asset # : 2353

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	$600	
Gypsum Board	25%			LIFE	* *	5	$4,300	
Plaster	20%	0-2	$2,700	LIFE	* *	5	$1,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : 2nd Floor. Pest Control								
Plywood/Hardboard	25%	0-2	$2,100	LIFE	* *			
Dry Rot/Decay, Extent : Moderate, Area Affected : 15%								
Location : 2nd Floor. Pest Control								
Not Accessible	25%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 2nd Floor. East Wing								
Explanation : Veterinarian Private Residence								
Ceilings								
AcousTileConcealSpLn	25%			2037	* *	5	$7,100	
AcousTileSusp.Lay-In	10%			2045	* *	5	$2,300	
Exposed Struc: Wood	10%			LIFE	* *			
Gypsum Board	25%			LIFE	* *	5	$7,100	
Plaster	15%			LIFE	* *	5	$2,100	
Not Accessible	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 2nd Floor. East Wing								
Explanation : Veterinarian Private Residence								
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2067	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2037	* *			
Parking/Driveway								
Asphalt	100%			2041	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	70%			2032	$22,100	1		
Conduit	30%			2058	* *	1		
Panelboards								
Fused Disc Sw	4%			2031	$1,600	5		
Fused Disc Sw	1%			2054	* *	5		
Molded Case Bkrs	65%			2031	$25,300	5	$200	
Molded Case Bkrs	30%			2054	* *	5	$100	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO MAINTENANCE / PEST CONTROL
Asset # : 2353

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	70%			2032	$36,800	1		
Thermoplastic	30%			2058	* *	1		
Motor Controllers								
Locally Mounted	100%			2030	$45,800	5	$100	
Lighting								
Interior Lighting								
Fluorescent	70%			2037	* *	10	$8,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Maintenance Offices And Basement								
Explanation : T-8 Lamps								
LED	30%			2040	* *			
Egress Lighting								
Emergency, Battery	30%			2037	* *	10	$900	
Emergency, Battery	20%			2040	* *	10	$600	
Exit, LED	20%			2067	* *	1		
Exit, Service	30%			2037	* *	1		
Exterior Lighting								
HID	10%			2027	$5,700	10		
LED	10%			2040	* *			
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2040	* *	1-3	$2,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement And First Floor								
Explanation : Pull Box Station, Strobes, Smoke Detector, Bell, Horn And Fire Alarm Panel								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Conversion Equipment								
Steam Boiler	100%			2049	* *	1	$12,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Steam Boiler								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO MAINTENANCE / PEST CONTROL
Asset # : 2353

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	$17,300	2032	$346,000	4	$600	
Corroded, Extent : Moderate, Area Affected : 25%								
Location : Various								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Convector/Radiator	100%			2030	$100,600	1	$4,100	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Window/Wall Unit	30%			2027	$14,000	1		
No Component	70%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Other Observation, Extent : Light, Area Affected : 10%								
Location : Basement								
Explanation : Water Main Replacement Is In Progress								
Water Heater With Tanks								
Gas Fired	100%			2030	$16,700	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Sanitary Piping								
Cast Iron	100%	Now	$7,800	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 10%								
Location : Water Backs Up To Basement When It Rains								
Fixtures								
Generic	100%							

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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **BRONX ZOO MONORAIL MAINT. BLDG.**				
Address	: **BRONX RIVER PKWY AND FORDHAM RD**				
Borough	: **BRONX**			**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0005.103 / 2326**			**Yr Built/Renovated**	: **1977 /**
Area Sq Ft	: **5,100**			**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **10-Sep-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**				
Block	: **3120**	**Lot**	: **20**	**BIN**	: **2116685**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Interior Architecture		$94,600
Mechanical		$253,100
Total		**$347,700**
Importance Code A		$129,600
Importance Code B		$218,100
Total		**$347,700**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$34,000			$2,700
Interior Architecture	$19,300			
Electrical		$100	$100	$9,800
Mechanical	$700	$200	$700	$23,300
Total	**$53,900**	**$200**	**$800**	**$35,700**
Importance Code A	$34,400		$500	$2,700
Importance Code B	$19,500	$200	$300	$33,000
Total	**$53,900**	**$200**	**$800**	**$35,700**

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO MONORAIL MAINT. BLDG.
Asset # : 2326

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	4+	$5,000	LIFE	* *	5	$4,300	
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Foundation Walls								
Metal Panel	85%	0-2	$18,800	2042	* *	5	$27,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : At Building Base								
Metal Coiling Doors	10%			2037	* *	5	$5,300	
Roof								
Metal Panel	100%	Now	$10,200	2037	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%								
Location : Along Perimeter								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Along Perimeter								
Interior								
Floors								
Cast in Place Concrete	100%	0-2	$12,700	LIFE	* *	5	$16,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Various Locations Throughout								
Ceilings								
Exposed Struc: Steel	20%			LIFE	* *			
Fiber Board	65%	Now	$4,700	2032	$94,600			
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : Perimeter Edges								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Near Storm Drains								
Worn/Eroded, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Reinforced Fiberglass Panels								
Metal Panel	15%	Now	$1,900	LIFE	* *	5	$1,400	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Bathroom Area								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Bathroom Area								
Site Pavements								
Parking/Driveway								
Asphalt	100%			2041	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO MONORAIL MAINT. BLDG.
Asset # : 2326

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$3,700	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere And Two 200 Ampere Main Disconnect Switches								
Transformers								
Dry Type	100%			2030	$26,100	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 112.5 Kilovolt Ampere, 480 Volts High Voltage 208/120 Volts Low Voltage								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	$31,800	5	$100	
Raceway								
Conduit	100%			2032	$4,300	1		
Panelboards								
Fused Disc Sw	5%			2031	$500	5		
Molded Case Bkrs	95%			2031	$9,300	5	$100	
Wiring								
Thermoplastic	100%			2032	$8,800	1		
Motor Controllers								
Locally Mounted	100%			2030	$11,200	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2037	* *	10	$4,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2032	$4,200	10	$600	
Exit, Service	50%			2032	$800	1		
Exterior Lighting								
HID	10%			2027	$2,300	10		
Incandescent	10%			2027	$2,700	2		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2037	* *	1	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : CCTV Surveillance Cameras								

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO MONORAIL MAINT. BLDG.
Asset # : 2326

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Radiant Heater	100%			2032	$129,600	2	$2,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : 10 Units								
Terminal Devices								
Fan Coil Unit/Heat	100%			2032	$123,500	1	$1,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Electric Unit Heaters								
Ventilation								
Exhaust Fans								
Wall Unit	100%			2032	$2,100	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks								
Electric	100%			2027	$23,100	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Not Accessible	100%							
Fixtures								
Generic	100%							

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **BRONX ZOO MONORAIL SHELTER**		
Address	: **BRONX RIVER PKWY AND FORDHAM RD**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0005.102 / 2325**	**Yr Built/Renovated**	: **1977 /**
Area Sq Ft	: **9,000**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **10-Sep-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **3120** **Lot** : **20**	**BIN**	: **2116686**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Interior Architecture	$109,500	
Electrical	$56,200	
Site Pavements	$86,300	
Total	**$251,900**	
Importance Code B	$165,700	
Importance Code C	$86,300	
Total	**$251,900**	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$8,900	$33,600		
Electrical	$100	$100	$200	$8,300
Total	**$9,000**	**$33,700**	**$200**	**$8,300**
Importance Code A	$8,900	$33,600		
Importance Code B	$100	$100	$200	$8,300
Total	**$9,000**	**$33,700**	**$200**	**$8,300**

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 MONORAIL SHELTER
Asset # : 2325

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Wood	5%	0-2	$8,900	2037	* *	5	$1,800	
Dry Rot/Decay, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Exposed Structural Wood Columns That Support The Canopy Roof . No Actual Walls								
No Component	95%							
Roof								
Metal Panel	100%			2045	* *	10	$33,600	
Interior								
Ceilings								
Exposed Struc: Wood	100%	0-2	$109,500	LIFE	* *			
Dry Rot/Decay, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Site Pavements								
Parking/Driveway								
Asphalt	100%	Now	$86,300	2041	* *			
Ponding, Extent : Severe, Area Affected : 20%								
Location : Throughout Driveway Path								
Potholes, Extent : Severe, Area Affected : 30%								
Location : Throughout Driveway Path								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2032	$4,300	1		
Panelboards								
Fused Disc Sw	100%			2031	$9,700	5	$200	
Wiring								
Thermoplastic	100%			2032	$8,800	1		
Lighting								
Interior Lighting								
Incandescent	100%			2027	$56,200	2	$200	
Exterior Lighting								
HID	20%			2027	$8,200	10		
No Component	80%							
Alarm								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO MONORAIL SHELTER
Asset # : 2325

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
No Component	80%							
Generic	20%			2037	* *	1	$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : CCTV Surveillance Cameras								

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **BRONX ZOO OPERATIONS**		
Address	: **BRONX RIVER PKWY AND FORDHAM RD**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0005.510 / 2189**	**Yr Built/Renovated**	: **1935 /**
Area Sq Ft	: **3,100**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **20-Aug-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2**		
Block	: **3120** **Lot** : **20**	**BIN**	:

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$47,400	$400		$10,000
Interior Architecture		$4,200	$100	
Electrical				$4,500
Mechanical	$300	$200	$200	$26,000
Total	**$47,700**	**$4,900**	**$400**	**$40,500**
Importance Code A	$47,500	$600	$200	$10,200
Importance Code B	$200	$3,700	$200	$30,300
Importance Code C		$600		
Total	**$47,700**	**$4,900**	**$400**	**$40,500**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	$8,100	
Masonry: Brick	50%			LIFE	* *	5	$8,100	
Masonry: Brick	20%			LIFE	* *	5	$3,200	
Wood Overhead Doors	20%			2037	* *	5	$16,100	
Windows								
Aluminum	98%	2-4	$29,000	2048	* *	5	$1,600	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Steel	2%			2040	* *	5	$800	
Parapets								
Glazed Ceramic Panel	10%			2042	* *	5-10	$16,500	
Masonry: Brick	40%			LIFE	* *	5	$6,200	
No Component	50%							
Roof								
Metal, Corrugated	50%			2037	* *	1		
Roll Roofing	50%	Now	$18,400	2034	* *	5	$4,000	
Worn/Eroded, Extent : Severe, Area Affected : 75%								
Location : Roof								
Interior								
Floors								
Carpet	60%			2028	$47,800	3	$4,200	
Cast in Place Concrete	15%			LIFE	* *	5	$1,500	
Ceramic Tile	5%			2035	* *	5	$200	
Vinyl Tile	20%			2032	$24,900	3	$300	
Interior Walls								
Ceramic Tile	5%			2035	* *	5	$1,200	
Concrete Masonry Unit	10%			LIFE	* *	5	$900	
Fiberglass Panel	10%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Structurally Reinforced Fiberboard								
Gypsum Board	55%			LIFE	* *	5	$7,800	
Metal Panel	20%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	90%			2045	* *	5	$4,200	
Exposed Struc: Steel	10%			LIFE	* *			
Site Pavements								
On-Site Walkways								
Asphalt	100%			2035	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2052	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 200 Ampere Main Disconnect Switch								
Raceway								
Conduit	40%			2032	$1,700	1		
Conduit	60%			2052	* *	1		
Panelboards								
Fused Disc Sw	5%			2048	* *	5		
Molded Case Bkrs	85%			2048	* *	5	$100	
Molded Case Bkrs	10%			2031	$1,000	5		
Wiring								
Thermoplastic	60%			2052	* *	1		
Thermoplastic	40%			2032	$3,500	1		
Motor Controllers								
Locally Mounted	100%			2045	* *	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2037	* *	10	$2,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Service	50%			2037	* *	1		
Exit, Service	50%			2037	* *	1		
Exterior Lighting								
HID	20%			2037	* *	10		
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2027	$1,600	1-3	$400	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	100%			2037	* *	1	$1,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Adjoining Garage								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Adjoining Garage								
Explanation : 1 Unit								
Distribution								
Hot Wtr Piping/Pump	100%			2031	$6,600	4	$200	
Terminal Devices								
Convector/Radiator	90%			2037	* *	1	$900	
Unit Heater - Steam	10%			2032	$1,700	4		
Other Observation, Extent : Light, Area Affected : 10%								
Location : Adjoining Garage								
Explanation : Serves Garage Space								
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Window/Wall Unit	75%			2027	$8,600	1		
No Component	25%							
Ventilation								
Exhaust Fans								
Wall Unit	30%			2027	$400	2		
No Component	70%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2027	$16,700	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **BRONX ZOO PHEASANT AVIARY**		
Address	: **BRONX RIVER PKWY AND FORDHAM RD EAST OF SOUTHERN BLVD.GATE**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0005.540 / 2192**	**Yr Built/Renovated**	: **1935 / 2004**
Area Sq Ft	: **7,500**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **11-Sep-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2**		
Block	: **3120** **Lot** : **20**	**BIN**	: **2101156**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Electrical		$52,900
Mechanical		$168,600
Total		**$221,600**
Importance Code A		$130,800
Importance Code B		$90,800
Total		**$221,600**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$48,700	$3,300		$1,800
Interior Architecture	$16,400			$500
Electrical	$10,200		$100	$9,900
Mechanical	$2,900	$3,400	$600	$3,500
Site Enclosure	$1,800			
Total	**$79,900**	**$6,700**	**$700**	**$15,700**
Importance Code A	$49,100	$3,700	$400	$2,200
Importance Code B	$29,100	$3,100	$300	$13,500
Importance Code C	$1,800			
Total	**$79,900**	**$6,700**	**$700**	**$15,700**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	20%			LIFE	* *	5	$14,200	
Masonry: Brick	55%	Now	$12,600	LIFE	* *	5	$7,800	
Water Penetration, Extent : Light, Area Affected : 20%								
Location : Into Holding Cages On West Facade								
Stucco Cement	10%			2037	* *	5	$3,500	
Wood	15%	Now	$27,000	2037	* *	5	$5,300	
Deteriorated Finish, Extent : Moderate, Area Affected : 45%								
Location : Eaves And Trims								
Split/Cracked, Extent : Moderate, Area Affected : 20%								
Location : At Eaves, And Decorative Trims								
Windows								
Aluminum	75%			2040	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Protective Metal Grilles								
Wood	25%	Now	$3,500	2057	* *	5	$700	
Deteriorated Finish, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Split/Cracked, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Unit Inoperable, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Roof								
Asphalt Shingle	90%			2035	* *	10	$3,100	
Skylight, Metal/Glass	5%	Now	$5,600	2042	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : South Roof								
Skylight, Plastic	5%			2037	* *	1		
Interior								
Floors								
Cast in Place Concrete	95%	Now	$16,400	LIFE	* *	5	$21,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : South Node At Thresholds In Holding Cages								
Wood	5%			2047	* *	5	$1,000	
Interior Walls								
Masonry: Brick	30%			LIFE	* *			
Plaster	70%			LIFE	* *	5	$1,900	
Ceilings								
Exposed Struc: Concrete	5%			LIFE	* *	5	$100	
Gypsum Board	15%			LIFE	* *	5	$2,000	
Plaster	80%			LIFE	* *	5	$5,200	
Site Enclosure								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Metal: Cage/Fence	100%	4+	$1,800	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout Exterior Bird Cages								
Site Pavements								
On-Site Walkways								
Asphalt	100%			2035	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2032	$3,700	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : One 100 Ampere Main Disconnect Switch								
Molded Case Bkrs	50%			2032	$52,900	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 125 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2030	$26,100	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : One 75 Kilovolt Ampere, 480 Volts High Voltage 208/120 Volts Low Voltage								
Raceway								
Conduit	100%			2032	$15,800	1		
Panelboards								
Fused Disc Sw	5%			2031	$1,000	5		
Molded Case Bkrs	95%			2031	$18,500	5	$200	
Wiring								
Thermoplastic	100%			2032	$20,600	1		
Motor Controllers								
Locally Mounted	100%			2030	$45,800	5	$100	
Ground								
Grounding Devices								
Generic	100%	0-2	$10,200	LIFE	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	100%			2037	* *	10	$6,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
Fluorescent	10%			2027	$2,900	10	$100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Outside								
No Component	90%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2042	* *	5	$2,300	
Conversion Equipment								
Hot Water Boiler	100%			2030	$77,800	1	$3,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Boiler Room								
Explanation : 1 Unit								
Distribution								
Hot Wtr Piping/Pump	100%			2040	* *	4	$600	
Terminal Devices								
Convector/Radiator	50%			2037	* *	1	$1,200	
Fan Coil Unit/Heat	50%			2032	$90,800	1	$1,200	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Window/Wall Unit	10%			2025	$2,800	1		
No Component	90%							
Ventilation								
Exhaust Fans								
Roof	10%			2027	$1,400	2		
Wall Unit	10%			2027	$300	2		
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks								
Electric	50%			2030	$11,500	4		
Electric	50%	Now	$200	2032	$11,500	4		
On Extended Life, Extent : Severe, Area Affected : 50%								
Location : 2nd Floor								
Sanitary Piping								
Cast Iron	100%	Now	$1,800	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 10%								
Location : Water Backs Up To 1st Floor When It Rains								

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

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **BRONX ZOO PRIMATES BUILDING - #36**		
Address	: **BRONX RIVER PKWY AND FORDHAM RD**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0005.360 / 2351**	**Yr Built/Renovated**	: **1901 / 1999**
Area Sq Ft	: **15,108**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **27-Aug-2020**	**Landmark Status**	: **EXTERIOR LANDMARK**
Areas Surveyed	: **Basement, Floors 1**		
Block	: **3120** **Lot** : **20**	**BIN**	: **2116688**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$210,400	
Interior Architecture	$1,734,000	
Electrical		$203,400
Mechanical	$314,200	$379,700
Total	**$2,258,600**	**$583,100**
Importance Code A	$210,400	$172,100
Importance Code B	$1,772,600	$411,000
Importance Code C	$275,600	
Total	**$2,258,600**	**$583,100**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$46,000	$4,000		$40,900
Interior Architecture	$13,400			
Electrical	$40,000	$100	$200	$58,600
Mechanical	$16,500	$4,500	$2,700	$1,400
Site Enclosure	$6,100			
Total	**$121,900**	**$8,500**	**$2,900**	**$100,900**
Importance Code A	$46,700	$4,700	$700	$41,600
Importance Code B	$74,800	$3,800	$2,100	$59,200
Importance Code C	$400			
Total	**$121,900**	**$8,500**	**$2,900**	**$100,900**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	65%	0-2	$110,000	LIFE	* *	5	$17,200	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : North And South Facade Between Brick And Limestone								
Masonry: Granite	5%			LIFE	* *	5	$1,000	
Masonry: Limestone	15%	Now	$100,400	LIFE	* *	5	$3,000	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : North And South Facade Between Brick And Limestone								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : West And East Facade								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Base Band								
Stucco Cement	15%			2037	* *	5	$9,900	
Windows								
Aluminum	40%	0-2	$14,400	2048	* *	5	$700	
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
Location : Exterior Windows								
Fiberglass Panel	60%			2040	* *	5	$8,000	
Parapets								
Masonry: Limestone	100%	0-2	$31,500	LIFE	* *	5	$1,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Cornices And Dentil								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Cornices And Dentil								
Staining/Discoloring, Extent : Moderate, Area Affected : 40%								
Location : Cornices And Dentil								
Roof								
Copper/Terne	90%			2047	* *	10	$35,900	
Fiberglass Panel	10%			2035	* *	1		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$5,300	
Repairs in Progress, Extent : N/A, Area Affected : 60%								
Location : Primates Display Area. Under Construction								
Terrazzo	90%	Now	$1,307,600	LIFE	* *	5	$17,000	
Deflection Evident, Extent : Severe, Area Affected : 15%								
Location : Throughout Main Public Corridor. Area Closed Sign Of Construction								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Throughout Animal Cages. Area Closed Sign Of Construction								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Exhibit Is Closed To Public Due To Failing Floor Condition								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Basement Interior Walls								
Explanation : Basement								
Glass: Special Gauge	10%	Now	$128,500	LIFE	* *	1		
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout Animal Exhibits. Area Closed Sing Of Construction								
Masonry: Fieldstone	20%	Now	$147,000	LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 40%								
Location : Basement Perimeter Walls								
Explanation : Water Penetration								
Plaster	25%			LIFE	* *	5	$2,800	
SGFT/Glazed Masonry	40%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	70%	Now	$150,800	2052	* *	5	$9,100	
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Primates Display Area								
Explanation : Area Closed. Sign Of Construction								
Exposed Struc: Concrete	20%	Now	$13,400	LIFE	* *	5	$700	
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Ante Room 5 In East Access Corridor And Under Roof Drain In West Corridor								
Other Observation, Extent : Moderate, Area Affected : 40%								
Location : Basement Ceiling At Boiler Area								
Explanation : Basement Concrete Ceiling. Spalling, Cracking And Crumbling								
Plaster	10%			LIFE	* *	5	$1,300	
Patching Evident, Extent : Light, Area Affected : 20%								
Location : Office And Meal Preparation Room								
Site Enclosure								
Fence/Gates								
Chain Link	100%	0-2	$400	2042	* *			
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Animal Display Cage Area At East Facade								
Retaining Walls								
Cast in Place Concrete	100%	0-2	$5,700	2052	* *			
Exposed Reinforcement, Extent : Light, Area Affected : 20%								
Location : West Facade Retaining Walls								
Other Observation, Extent : N/A, Area Affected : 20%								
Location : West Facade								
Explanation : Retaining Wall At West Facade And Basement Entry Stairs								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2042	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	$139,400	5	$400	
Raceway								
Conduit	100%			2032	$34,700	1		
Panelboards								
Fused Disc Sw	5%			2031	$2,100	5		
Molded Case Bkrs	95%			2031	$40,600	5	$400	
Wiring								
Braided Cloth	50%	2-4	$28,800	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	50%			2032	$28,800	1		
Motor Controllers								
Locally Mounted	100%			2030	$50,200	5	$100	
Ground								
Grounding Devices								
Generic	100%	0-2	$11,100	LIFE	* *	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main Basement								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	90%			2037	* *	10	$12,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2032	$13,800	10	$700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Incandescent	5%			2027	$11,800	2		
Egress Lighting								
Emergency, Battery	50%			2027	$13,600	10	$1,800	
Exit, Service	50%			2027	$3,500	1		
Exterior Lighting								
HID	20%			2027	$15,100	10		
No Component	80%							

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Cogeneration Hot Water From Power Plant To Warm Up The Boilers								
Conversion Equipment								
Hot Water Boiler	100%			2030	$172,100	1	$7,500	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit And 1 Cogenerated Hot Water Heat Exchanger								
Distribution								
Hot Wtr Piping/Pump	100%	Now	$1,800	2031	$35,400	4	$700	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Thermostats								
Corroded, Extent : Severe, Area Affected : 30%								
Location : Basement								
Terminal Devices								
Air Handler	40%			2027	$121,900	1	$3,700	
Convector/Radiator	30%			2030	$39,700	1	$1,500	
Fan Coil Unit/Heat	30%			2027	$120,500	1	$1,500	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Window/Wall Unit	5%			2025	$3,100	1		
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$8,400	
Exhaust Fans								
Interior	100%	0-2	$71,800	2042	* *	2	$400	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Attic								
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2032	$145,600	1		
Galvanized Steel	30%	Now	$3,100	2030	$62,000	1		
Corroded, Extent : Severe, Area Affected : 30%								
Location : Basement								
Water Heater With Tanks								
Electric	100%			2030	$25,300	4		
Other Observation, Extent : Light, Area Affected : 1%								
Location : Basement								
Explanation : 1 Condemn Gas Fired Unit								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations 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
Plumbing								
HW Heat Exchanger								
HTHW/HW	100%			2042	* *			
Sanitary Piping								
Cast Iron	100%	0-2	$10,200	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Various								
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Various Areas								
Fixtures								
Generic	100%							

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **BRONX ZOO QUARANTINE FACILITY**		
Address	: **BRONX RIVER PKWY AND FORDHAM RD**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0005.125 / 15207**	**Yr Built/Renovated**	:
Area Sq Ft	: **6,190**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **11-Sep-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **3120** **Lot** : **20**	**BIN**	:

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture		$22,300		$7,400
Interior Architecture				
Electrical	$100	$200	$100	$6,600
Mechanical	$1,300	$1,200	$1,600	$1,900
Total	**$1,400**	**$23,700**	**$1,700**	**$15,900**
Importance Code A	$300	$22,600	$300	$7,700
Importance Code B	$1,100	$1,100	$1,400	$8,100
Importance Code C				
Total	**$1,400**	**$23,700**	**$1,700**	**$15,900**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO QUARANTINE FACILITY
Asset # : 15207

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%			LIFE	* *	5	$13,300	
Metal Sect. OHD	3%			2045	* *	5	$1,300	
Stucco Cement	2%			2045	* *	5	$700	
Windows								
Aluminum	95%			2048	* *	5	$300	
Metal Louvers	5%			2041	* *	10	$100	
Parapets								
Masonry: Brick Cavity	90%			LIFE	* *	5		
Pre-Cast Concrete	10%			LIFE	* *	5		
Roof								
Metal Panel	60%			2045	* *	10	$20,400	
Single Ply Membrane	40%			2037	* *	10	$7,400	
Soffits								
Stucco Cement	100%			2045	* *	5	$1,800	
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	$17,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Light Epoxy Coating Finish On Floors								
Interior Walls								
Concrete Masonry Unit	100%			LIFE	* *	5	$6,200	
Ceilings								
Exposed Struc: Steel	50%			LIFE	* *			
Gypsum Board	50%			LIFE	* *	5	$6,000	
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%			2041	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2045	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 75 Kilovolt Ampere 480/277 Primary - 208/120 Secondary								
Switchgear / Switchboard								
Fused Disc Sw	100%			2052	* *	5		

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO QUARANTINE FACILITY
Asset # : 15207

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2052	* *	1		
Panelboards								
Fused Disc Sw	5%			2048	* *	5		
Molded Case Bkrs	95%			2048	* *	5	$200	
Wiring								
Thermoplastic	100%			2052	* *	1		
Motor Controllers								
Locally Mounted	100%			2045	* *	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2037	* *	10	$5,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2037	* *	10	$700	
Exit, Service	50%			2037	* *	1		
Exterior Lighting								
HID	20%			2037	* *	10		
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	* *	1-3	$1,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Bell, Horns, Smoke Detector, Pull Box And Fire Alarm Panel								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2052	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2045	* *	1	$3,100	
Distribution								
Hot Wtr Piping/Pump	100%			2048	* *	4	$500	
Terminal Devices								
Air Handler	50%			2037	* *	1	$1,900	
Convector/Radiator	30%			2045	* *	1	$600	
Fan Coil Unit/Heat	20%			2037	* *	1	$400	
Air Conditioning								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO QUARANTINE FACILITY
Asset # : 15207

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2048	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	100%			2037	* *	2	$400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$3,500	
Exhaust Fans								
Roof	20%			2037	* *	2		
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2030	$16,700	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2037	* *	4	$200	
Backflow Preventer								
Generic	100%			2037	* *	1	$400	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2052	* *	1-5	$3,100	
Sprinkler								
Generic	100%			2052	* *	1-2	$1,700	
Fire Pump								
Generic	100%			2041	* *	1	$1,200	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **BRONX ZOO REPTILE HOUSE**
Address : **BRONX RIVER PKWY AND FORDHAM RD**
Borough : **BRONX**
Agency's Number : **N/A**
Program / Asset # : **DCA0005.710 / 2335**
Yr Built/Renovated : **1900 / 2012**
Area Sq Ft : **11,405**
Project Type : **CULTURAL AFFAIRS**
Date of Survey : **28-Aug-2020**
Landmark Status : **NONE**
Areas Surveyed : **Floors 1**
Block : **3120** **Lot** : **20** **BIN** :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$232,700	$59,900
Interior Architecture		$29,700
Electrical		$26,300
Mechanical		$52,900
Total	**$232,700**	**$168,800**
Importance Code A	$232,700	$59,900
Importance Code B		$108,900
Total	**$232,700**	**$168,800**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$123,900	$1,600		$31,700
Interior Architecture	$9,200	$4,500	$100	$800
Electrical	$900	$1,000	$3,600	$11,900
Mechanical	$30,100	$1,500	$2,500	$4,600
Site Pavements	$12,000			
Total	**$176,100**	**$8,600**	**$6,200**	**$49,000**
Importance Code A	$135,800	$2,200	$600	$32,400
Importance Code B	$28,300	$6,400	$5,700	$16,600
Importance Code C	$12,000			
Total	**$176,100**	**$8,600**	**$6,200**	**$49,000**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	0-2	$99,000	LIFE	* *	5	$13,300	
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Cornice								
Copper/Terne	5%			2052	* *	10	$2,000	
Masonry: Brick	50%	Now	$68,300	LIFE	* *	5	$8,500	
Expansion Joint Failure, Extent : Moderate, Area Affected : 50%								
Location : All Facades								
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : All Facades								
Masonry: Fieldstone	10%	Now	$33,900	LIFE	* *	5	$1,300	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Base								
Masonry: Granite	10%	0-2	$65,400	LIFE	* *	5	$1,300	
Efflorescence, Extent : Moderate, Area Affected : 30%								
Location : Base Band								
Staining/Discoloring, Extent : Moderate, Area Affected : 60%								
Location : Base Band								
Masonry: Limestone	10%	Now	$39,200	LIFE	* *	5	$1,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Window At North Facade								
Staining/Discoloring, Extent : Severe, Area Affected : 15%								
Location : Main Entrance								
Window Wall	5%			2042	* *	5	$3,200	
Windows								
Aluminum	95%			2040	* *	5	$1,900	
Metal Louvers	5%			2035	* *	10	$600	
Parapets								
Cast Stone/Terra Cotta	50%	Now	$31,500	LIFE	* *	5	$5,500	1
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Main Facade Cornice								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Main Facade								
Staining/Discoloring, Extent : Severe, Area Affected : 20%								
Location : Throughout								
No Component	50%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO REPTILE HOUSE
Asset # : 2335

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Copper/Terne	65%			2047	* *	10	$29,200	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Main Roof								
Single Ply Membrane	5%			2037	* *	10	$900	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Rear Facade								
Skylight, Plastic	5%	0-2	$19,300	2037	* *	1		
Glazing Broken/Cracked, Extent : Light, Area Affected : 5%								
Location : Various Locations								
Glazing Clouded, Extent : Moderate, Area Affected : 10%								
Location : Green House								
Sloped Glazing	25%			LIFE	* *	5	$59,900	
Interior								
Floors								
Cast in Place Concrete	20%	Now	$9,200	LIFE	* *	5	$4,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Basement								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Explanation : Ground Water								
Panel/Paver: Cer/Brk	25%			2040	* *	5	$6,200	
Quarry Tile	10%			2037	* *	5	$1,700	
Vinyl Tile	35%			2037	* *	3	$1,400	
Vinyl Tile	10%			2032	$29,700	3	$400	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$900	
Gypsum Board	25%			LIFE	* *	5	$3,500	
Other Observation, Extent : Light, Area Affected : 25%								
Location : Throughout Public Space								
Explanation : Fabric Wall Covering								
Masonry: Brick	25%			LIFE	* *			
Plaster	40%			LIFE	* *	5	$2,800	
Ceilings								
AcousTileSusp.Lay-In	20%			2045	* *	5	$1,800	
Recent Replace Evident, Extent : N/A, Area Affected : 60%								
Location : Offices								
Exposed Struc: Steel	25%			LIFE	* *			
Gypsum Board	25%			LIFE	* *	5	$2,900	
Plaster	30%			LIFE	* *	5	$1,700	
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2067	* *			
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Front Elevation								
Explanation : Front Entry Ramp								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Asphalt	100%	0-2	$3,200	2035	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Front Entry Area								
Parking/Driveway								
Asphalt	100%	Now	$8,800	2047	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
Location : Rear Loading Dock Area								
Potholes, Extent : Moderate, Area Affected : 30%								
Location : Rear Loading Dock Area								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2052	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : One 1200 Amperes								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2052	* *	5	$300	
Raceway								
Conduit	50%			2032	$15,800	1		
Conduit	50%			2052	* *	1		
Panelboards								
Fused Disc Sw	5%			2031	$1,900	5		
Molded Case Bkrs	50%			2031	$19,500	5	$200	
Molded Case Bkrs	45%			2048	* *	5	$100	
Wiring								
Thermoplastic	50%			2032	$26,300	1		
Thermoplastic	50%			2042	* *	1		
Motor Controllers								
Locally Mounted	100%			2030	$45,800	5	$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2045	* *	1	$3,500	
Generators								
Diesel	100%			2041	* *	1	$4,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside Generator Room								
Explanation : One 136 Kilowatts								

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Batteries								
Lead/Acid	100%			2026	$2,400	5	$400	
Fuel Storage								
Main Tank	100%			2060	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside Generator Room								
Explanation : One 225 Gallons								
Lighting								
Interior Lighting								
Fluorescent	60%			2037	* *	10	$6,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	40%			2037	* *	10	$4,200	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	50%			2037	* *	1		
Exit, Service	50%			2037	* *	1		
Exterior Lighting								
Fluorescent	20%			2037	* *	10	$200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Outside								
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	* *	1	$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only, Motion Sensors								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Cogeneration Hot Water From Power Plant To Warm Up The Boilers.								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	100%	0-2	$11,800	2037	* *	1	$5,100	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Boiler Room. Temporary Boiler Beng Used Presently. 1 Inoperable Boiler								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Basement Boiler Room								
Explanation : 2 Units And 2 Cogenerated Hot Water Heat Exchangers								
Distribution								
Hot Wtr Piping/Pump	100%			2040	* *	4	$800	
Terminal Devices								
Air Handler	60%			2037	* *	1	$4,200	
Convector/Radiator	40%			2030	$36,400	1	$1,500	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	15%			2032	$24,700	1	$800	
R-22 Refrigerant, Extent : Light, Area Affected : 15%								
Location : 9 Small Units. 2nd Floor								
Split Unit	20%			2032	$52,900			
Window/Wall Unit	5%			2027	$2,100	1		
No Component	60%							
Terminal Devices								
Fan Coil - 2 Pipe	15%			2037	* *	1	$600	
No Component	85%							
Heat Rejection								
Dry Cooler	15%			2037	* *	2	$1,200	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$6,400	
Exhaust Fans								
Interior	80%			2032	$39,500	2	$300	
Wall Unit	20%			2027	$1,000	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2042	* *	1		
Galvanized Steel	30%	Now	$2,100	2037	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Cross Bay								

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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 REPTILE HOUSE
Asset # : 2335

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
HW Heat Exchanger								
Steam Fired	50%	Now	$8,100	2062	* *	4	$600	
Leak Evident, Extent : Severe, Area Affected : 3%								
Location : Boiler Room								
Obsolete Equipment, Extent : Severe, Area Affected : 50%								
Location : 1 Unit In Basement Boiler Room								
Steam Fired	50%			2058	* *	4	$600	
Sanitary Piping								
Cast Iron	100%	Now	$7,000	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Basement								
Backflow Preventer								
Not Accessible	100%							
Fixtures								
Generic	100%							

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **BRONX ZOO SHOPS BUILDING**		
Address	: **BRONX RIVER PKWY AND FORDHAM RD**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0005.450 / 2186**	**Yr Built/Renovated**	: **1935 /**
Area Sq Ft	: **5,700**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **20-Aug-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **3120** **Lot** : **20**	**BIN**	:

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$138,100	
Interior Architecture	$106,000	
Mechanical	$93,900	
Total	**$338,000**	
Importance Code A	$138,100	
Importance Code B	$93,900	
Importance Code C	$106,000	
Total	**$338,000**	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$34,000			
Interior Architecture	$12,400			
Electrical	$10,200	$100	$100	$11,900
Mechanical	$700	$800	$700	$8,500
Site Pavements	$1,100			
Total	**$58,500**	**$900**	**$800**	**$20,400**
Importance Code A	$34,600	$600	$600	$600
Importance Code B	$22,800	$300	$300	$19,800
Importance Code C	$1,100			
Total	**$58,500**	**$900**	**$800**	**$20,400**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	$138,100	LIFE	* *	5	$17,200	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Facades								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : West Facade, 2nd Floor								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Roof								
Explanation : Tar On Chimney Is Causing Brick Units To Spall								
Masonry: Brick	25%			LIFE	* *	5	$5,700	
Windows								
Wood	100%	Now	$13,500	2057	* *	5	$2,900	
Dry Rot/Decay, Extent : Moderate, Area Affected : 50%								
Location : East And West Facades								
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$700	
Masonry: Brick	10%			LIFE	* *	5	$200	
No Component	85%							
Roof								
Roll Roofing	100%	Now	$20,600	2034	* *	5	$4,500	
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : At Perimeter Edges								
Worn/Eroded, Extent : Severe, Area Affected : 75%								
Location : Roof								
Interior								
Floors								
Cast in Place Concrete	100%	Now	$12,400	LIFE	* *	5	$16,300	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Basement								
Interior Walls								
Masonry: Brick	90%	Now	$106,000	LIFE	* *			
Horizontal Cracks, Extent : Moderate, Area Affected : 15%								
Location : South Stairwell								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : 2nd Floor At Window Headers And Underside Of Roof Slab. Electrical And Carpenter Shops								
Wood	10%			LIFE	* *	5	$5,100	
Ceilings								
Exposed Struc: Concrete	100%			LIFE	* *	5	$1,300	
Staining/Discoloring, Extent : Light, Area Affected : 20%								
Location : Perimeter Walls At 2nd Floor								
Site Enclosure								
Retaining Walls								
Concrete Masonry Unit	25%			2052	* *			
Masonry: Brick	75%			2052	* *			

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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 SHOPS BUILDING
Asset # : 2186

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2037	* *			
Parking/Driveway								
Asphalt	100%	Now	$1,100	2035	* *			
Potholes, Extent : Severe, Area Affected : 10%								
Location : Rear Of Building								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$3,700	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 200 Ampere Main Disconnect Switch								
Raceway								
Conduit	90%			2032	$3,900	1		
Conduit	10%			2042	* *	1		
Panelboards								
Fused Disc Sw	5%			2031	$500	5		
Molded Case Bkrs	65%			2031	$6,300	5	$100	
Molded Case Bkrs	30%			2040	* *	5		
Wiring								
Thermoplastic	70%			2032	$6,200	1		
Thermoplastic	30%			2042	* *	1		
Motor Controllers								
Locally Mounted	100%			2030	$11,200	5		
Ground								
Grounding Devices								
Generic	100%	2-4	$10,200	LIFE	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	100%			2037	* *	10	$5,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Exterior Lighting								
HID	20%			2027	$5,200	10		
No Component	80%							
Alarm								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%			2027	$1,400	1-3	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Shops								
Explanation : Bell And Manual Pull Stations Only								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Conversion Equipment								
Steam Boiler	100%			2045	* *	1	$5,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Gas Fired Steam Boiler								
Distribution								
Central Plant Steam Piping/Pmp	100%	0-2	$93,900	2062	* *	4	$300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Gravity Return Condensate System								
Terminal Devices								
Convector/Radiator	100%			2030	$45,500	1	$1,800	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Window/Wall Unit	25%			2027	$5,300	1		
No Component	75%							
Ventilation								
Exhaust Fans								
Wall Unit	100%			2027	$2,400	2	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Carpenter Shop								
Explanation : Approaching End Of Useful Life								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$16,700	2		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations 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
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **BRONX ZOO SMALL MAMMALS BLDG./ MOUSE HOUSE**
Address : **BRONX RIVER PKWY AND FORDHAM RD**
Borough : **BRONX**
Agency's Number : **N/A**
Program / Asset # : **DCA0005.740 / 2359**
Yr Built/Renovated : **1935 /**
Area Sq Ft : **11,600**
Project Type : **CULTURAL AFFAIRS**
Date of Survey : **28-Aug-2020**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1**
Block : **3120** **Lot** : **20** **BIN** : **2116689**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$123,800	
Interior Architecture	$159,300	
Electrical	$140,900	$52,500
Mechanical	$55,600	
Site Enclosure		$120,800
Total	**$479,600**	**$173,300**
Importance Code A	$123,800	
Importance Code B	$196,500	$52,500
Importance Code C	$159,300	$120,800
Total	**$479,600**	**$173,300**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$82,000			
Interior Architecture	$91,100	$600		$3,200
Electrical		$100	$200	$35,800
Mechanical	$85,100	$9,500	$900	$17,600
Site Enclosure	$6,200			
Site Pavements	$8,300			
Total	**$272,700**	**$10,200**	**$1,100**	**$56,600**
Importance Code A	$82,600	$600	$600	$600
Importance Code B	$167,800	$9,000	$500	$56,000
Importance Code C	$22,300	$600		
Total	**$272,700**	**$10,200**	**$1,100**	**$56,600**

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 SMALL MAMMALS BLDG./ MOUSE HOUSE
Asset # : 2359

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	40%			LIFE	* *	5	$6,800	
Masonry: Granite	5%			LIFE	* *	5	$600	
Masonry: Limestone	10%			LIFE	* *	5	$1,300	
Stucco Cement	30%	0-2	$56,400	2037	* *	5	$6,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : South Facade								
Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
Location : Rear Facade								
Wood	15%	Now	$67,400	2037	* *	5	$6,400	
Dry Rot/Decay, Extent : Moderate, Area Affected : 30%								
Location : Breezway At Main Entrance, Soffit And Fascia								
Windows								
Wood	100%	Now	$47,800	2057	* *	5	$10,200	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Roof								
Asphalt Shingle	90%	Now	$34,100	2035	* *			1
Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
Location : Above Exhibits Building Main Roof								
Water Penetration, Extent : Severe, Area Affected : 60%								
Location : Above Exhibits Building Main Roof								
Metal, Corrugated	10%			2045	* *	1		
Interior								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO SMALL MAMMALS BLDG./ MOUSE HOUSE
Asset # : 2359

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	50%	0-2	$19,000	2028	$95,200	3	$8,300	
Staining/Discoloring, Extent : Light, Area Affected : 30%								
Location : Exhibits Area								
Cast in Place Concrete	35%	Now	$16,000	LIFE	* *	5	$8,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
Location : Basement Floor								
Paint Peeling, Extent : Severe, Area Affected : 20%								
Location : Office And Meal Preparation Room								
Quarry Tile	5%			2037	* *	5	$800	
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Pantry. Office								
Explanation : Pantry. Office								
Terrazzo	5%	2-4	$1,000	LIFE	* *	5	$400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Lobby								
Vinyl Tile	5%	Now	$4,500	2042	* *	3	$200	
Adhesion Failure, Extent : Moderate, Area Affected : 30%								
Location : Bathroom								
Worn/Eroded, Extent : Moderate, Area Affected : 40%								
Location : Bathroom								
Interior Walls								
Ceramic Tile	5%			2035	* *	5	$1,200	
Masonry: Fieldstone	25%	Now	$159,300	LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 40%								
Location : Basement								
Explanation : Cracking And Crumbling								
Plaster	40%	0-2	$11,200	LIFE	* *	5	$2,800	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Kitchen And Office								
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Kitchen								
Other Observation, Extent : Light, Area Affected : 40%								
Location : Throughout Exhibit Space								
Explanation : Fabric Wall Covering								
Plywood/Hardboard	30%			LIFE	* *			

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO SMALL MAMMALS BLDG./ MOUSE HOUSE
Asset # : 2359

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Struc: Concrete	20%	Now	$27,100	LIFE	* *	5	$300	
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Throughout Basement								
Exposed Reinforcement, Extent : Severe, Area Affected : 35%								
Location : Throughout Basement								
Exposed Struc: Wood	10%	Now	$12,300	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Underside Of Structural Roof Joists Spanning Perimeter Circulation Area								
Plaster	60%			LIFE	* *	5	$3,500	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Wood	10%			LIFE	* *	5	$8,100	
Site Enclosure								
Fence/Gates								
Chain Link	30%	0-2	$2,800	2042	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Rear Stair Area								
Wood	70%			2033	$120,800			
Retaining Walls								
Cast in Place Concrete	40%	Now	$1,000	2052	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Basement Entry Stair And Landing								
Masonry: Brick	60%	Now	$2,400	2042	* *			
Loose Units, Extent : Moderate, Area Affected : 20%								
Location : Rear Basement Stair Area								
Site Pavements								
On-Site Walkways								
Asphalt	50%	Now	$800	2035	* *			
Sinking/Subsiding, Extent : Moderate, Area Affected : 20%								
Location : Breezway Rear Entrance								
Cast in Place Concrete	50%	0-2	$7,500	2052	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Breezway At Main Entrance								
Ponding, Extent : Moderate, Area Affected : 60%								
Location : Breezway At Main Entrance And Basement Floor								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations 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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$14,700	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 100 Ampere Main Disconnect Switch								
Raceway								
Conduit	100%			2032	$31,600	1		
Panelboards								
Fused Disc Sw	5%			2031	$1,900	5		
Molded Case Bkrs	95%			2031	$37,000	5	$300	
Wiring								
Thermoplastic	100%			2032	$52,500	1		
Motor Controllers								
Locally Mounted	100%			2030	$45,800	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	5%			2027	$9,700	10	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : T-12 Lamps								
Fluorescent	10%			2032	$19,300	10	$1,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Offices								
Incandescent	85%			2027	$140,900	2	$200	
Egress Lighting								
Emergency, Battery	50%			2027	$9,500	10	$1,400	
Exit, Service	50%			2027	$2,400	1		
Exterior Lighting								
Incandescent	20%			2027	$12,100	2		
No Component	80%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2032	$3,000	1		
Conversion Equipment								
Hot Water Boiler	100%			2037	* *	1	$5,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 1 Working Unit And One Obsolete Unit Remaining In Boiler Room								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO SMALL MAMMALS BLDG./ MOUSE HOUSE
Asset # : 2359

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	Now	$14,900	2057	* *	4	$600	
Corroded, Extent : Severe, Area Affected : 80%								
Location : Various Locations								
Insul. Deteriorating, Extent : Moderate, Area Affected : 60%								
Location : Boiler Room								
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Boiler Room								
Explanation : All The Pipes Are In Terrible Condition In Boiler Room, Need To Be Replaced Soon.								
Terminal Devices								
Convector/Radiator	100%	0-2	$55,600	2052	* *	1	$3,400	
Corroded, Extent : Severe, Area Affected : 100%								
Location : Throughout								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Window/Wall Unit	20%			2025	$8,600	1		
Other Observation, Extent : Light, Area Affected : 30%								
Location : 1st Floor Office								
Explanation : 2 Units								
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$29,100	2042	* *	1		
Corroded, Extent : Moderate, Area Affected : 50%								
Location : Boiler Room								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Explanation : All The Pipes Are Terrible Condition In Boiler Room, Need To Be Replaced Soon.								
Water Heater With Tanks								
Gas Fired	100%			2027	$16,700	2		
Sanitary Piping								
Cast Iron	100%	Now	$28,500	LIFE	* *	1		
Broken, Extent : Severe, Area Affected : 20%								
Location : Clogged In Boiler Room								
Corroded, Extent : Severe, Area Affected : 75%								
Location : Basement								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : All The Pipes Are In Terrible Condition In Boiler Room, Need To Be Replaced Soon.								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO SMALL MAMMALS BLDG./ MOUSE HOUSE
Asset # : 2359

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	100%	Now	$12,000	LIFE	* *	1		
Corroded, Extent : Severe, Area Affected : 70%								
Location : Boiler Room								
Cracked, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Other Observation, Extent : Severe, Area Affected : 20%								
Location : Basement								
Explanation : All The Pipes Are In Terrible Condition In Boiler Room, Need To Be Replaced Soon.								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **BRONX ZOO STORAGE SHED/TRUCK GARAGE**		
Address	: **BRONX RIVER PKWY AND FORDHAM RD**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0005.460 / 2187**	**Yr Built/Renovated**	: **1935 /**
Area Sq Ft	: **9,575**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **01-Sep-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Floors 1**		
Block	: **3120** **Lot** : **20**	**BIN**	:

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$150,200	$161,800
Interior Architecture	$55,100	
Electrical		$66,200
Mechanical	$70,700	
Total	**$276,000**	**$228,000**
Importance Code A	$150,200	$161,800
Importance Code B	$125,800	$66,200
Total	**$276,000**	**$228,000**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$33,200			$9,600
Interior Architecture	$20,100			
Electrical			$100	$4,400
Mechanical	$500	$500	$500	$500
Site Enclosure	$10,300			
Site Pavements	$4,000			
Total	**$68,000**	**$500**	**$600**	**$14,400**
Importance Code A	$33,700	$500	$500	$10,100
Importance Code B			$100	$4,400
Importance Code C	$34,300			
Total	**$68,000**	**$500**	**$600**	**$14,400**

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 STORAGE SHED/TRUCK GARAGE
Asset # : 2187

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	$3,700	
Masonry: Brick	10%			LIFE	* *	5	$2,400	
Metal Sect. OHD	25%			2037	* *	5	$18,500	
Wood	30%	Now	$150,200	2052	* *	5	$17,800	
Dry Rot/Decay, Extent : Severe, Area Affected : 100%								
Location : Fascia Board And Shed Walls								
Wood Overhead Doors	5%	Now	$33,200	2052	* *	5	$3,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Garage Over Head Door								
No Component	5%							
Parapets								
Masonry: Brick	10%			LIFE	* *	5	$400	
Metal Panel	5%			2042	* *	5	$700	
No Component	85%							
Roof								
Single Ply Membrane	65%			2032	$161,800	10	$8,100	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Garage Roof								
Not Accessible	35%							
Interior								
Floors								
Cast in Place Concrete	100%	0-2	$55,100	LIFE	* *	5	$29,000	
Caulking Deteriorated, Extent : Moderate, Area Affected : 30%								
Location : Garage Area								
Interior Walls								
Concrete Masonry Unit	90%			LIFE	* *	5	$6,600	
Wood	10%	0-2	$20,100	LIFE	* *	5	$7,300	
Dry Rot/Decay, Extent : Moderate, Area Affected : 40%								
Location : Garage Interior Walls								
Ceilings								
Exposed Struc: Wood	100%			LIFE	* *			
Site Enclosure								
Fence/Gates								
Wood	100%	Now	$10,300	2037	* *			
Dry Rot/Decay, Extent : Severe, Area Affected : 100%								
Location : Front Garage Driveway Area								
Site Pavements								
Parking/Driveway								
Asphalt	100%	Now	$4,000	2047	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
Location : Driveway And Loading Dock Area								

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO STORAGE SHED/TRUCK GARAGE
Asset # : 2187

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2032	$4,300	1		
Panelboards								
Molded Case Bkrs	100%			2031	$9,700	5	$300	
Wiring								
Thermoplastic	100%			2032	$8,800	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2032	$66,200	10	$8,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Exterior Lighting								
HID	10%			2027	$4,400	10		
No Component	90%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Conversion Equipment								
Furnace	100%			2032	$29,100	1	$4,700	
Plumbing								
Sanitary Piping								
Cast Iron	100%	Now	$70,700	LIFE	* *	1		
Broken, Extent : Severe, Area Affected : 100%								
Location : Underground Of The Garage								

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **BRONX ZOO TERRACE CAFE**
Address : **BRONX RIVER PKWY AND FORDHAM RD**
Borough : **BRONX**
Program / Asset # : **DCA0005.210 / 2177**
Area Sq Ft : **2,700**
Date of Survey : **20-Aug-2020**
Areas Surveyed : **Roof, Floors 1**
Block : **3120** **Lot** : **20**

Agency's Number : **N/A**
Yr Built/Renovated : **1964 / 2000**
Project Type : **CULTURAL AFFAIRS**
Landmark Status : **NONE**
BIN :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Mechanical	$79,700	
Site Enclosure		$51,500
Total	**$79,700**	**$51,500**
Importance Code B	$79,700	
Importance Code C		$51,500
Total	**$79,700**	**$51,500**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture		$11,700	$4,400	$10,500
Interior Architecture		$4,600		
Electrical			$100	$100
Mechanical	$12,200	$5,600	$5,900	$12,100
Total	**$12,200**	**$21,900**	**$10,400**	**$22,700**
Importance Code A	$100	$11,800	$4,600	$10,600
Importance Code B	$12,100	$10,100	$5,800	$12,000
Importance Code C				
Total	**$12,200**	**$21,900**	**$10,400**	**$22,700**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cement - Fiber Panel	40%			2037	* *	10	$10,500	
Ceramic Tile	10%			2052	* *	10	$800	
Metal Coiling Doors	20%			2045	* *	5	$5,200	
Stucco Cement	30%			2045	* *	5	$6,300	
Windows								
Metal Louvers	15%			2041	* *	10	$1,000	
No Component	85%							
Roof								
Asphalt Shingle	100%			2041	* *	10	$2,000	
Soffits								
Fiberglass Panel	50%			2041	* *	5	$8,900	
Wood	50%			2045	* *	5	$11,800	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$900	
Quarry Tile	90%			2045	* *	5	$5,500	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$300	
Fiberglass Panel	80%			LIFE	* *			
Metal Panel	10%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	75%			2045	* *	5	$3,700	
Gypsum Board	25%			LIFE	* *	5	$1,500	
Site Enclosure								
Fence/Gates								
Wood	100%			2033	$51,500			
Retaining Walls								
Masonry: Fieldstone	100%			2052	* *			
Site Pavements								
On-Site Walkways								
Asphalt	100%			2041	* *			
Activity Yard								
Asphalt	100%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Activity Space								
Explanation : Hexagon Pavers								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2032	$42,300	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	$42,300	5	$100	
Raceway								
Conduit	100%			2032	$36,000	1		
Panelboards								
Fused Disc Sw	5%			2031	$1,000	5		
Molded Case Bkrs	95%			2031	$18,500	5	$100	
Wiring								
Thermoplastic	100%			2032	$32,500	1		
Motor Controllers								
Locally Mounted	100%			2030	$23,300	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	96%			2032	$28,300	10	$2,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Incandescent	4%			2032	$1,400	2		
Egress Lighting								
Emergency, Battery	50%			2032	$2,200	10	$300	
Exit, Service	50%			2032	$400	1		
Exterior Lighting								
HID	10%			2032	$1,200	10		
LED	10%			2040	* *			
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2037	* *	1-3	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Smoke Detectors, Manual Pull Station, Alarm Bells, Horns, Strobe Lights								

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Conversion Equipment								
Furnace	100%			2032	$8,200	1	$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Attic								
Explanation : 5 Interior Package Units. Combination Ac And Furnace								
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2030	$43,000	2	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Attic								
Explanation : 5 Units, R-22								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$1,500	
Exhaust Fans								
Interior	100%			2032	$11,700	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2030	$16,700	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2042	* *	1-2	$100	
Chemical System								
Generic	100%			2027	$79,700	1-3	$80,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 2 Sets								

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

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **BRONX ZOO WEST ADMINISTRATION BUILDING**		
Address	: **BRONX RIVER PKWY AND FORDHAM RD**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0005.330 / 2349**	**Yr Built/Renovated**	: **1905 / 1999**
Area Sq Ft	: **27,720**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **21-Aug-2020**	**Landmark Status**	: **EXTERIOR LANDMARK**
Areas Surveyed	: **Basement, Roof, Floors 1,Mez**		
Block	: **3120** **Lot** : **20**	**BIN**	:

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$139,100	$98,500
Electrical		$232,800
Mechanical		$1,508,300
Total	**$139,100**	**$1,839,600**
Importance Code A	$139,100	$388,400
Importance Code B		$1,451,200
Total	**$139,100**	**$1,839,600**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$71,500	$7,500		$15,100
Interior Architecture		$21,800	$1,000	$2,400
Electrical	$2,600	$6,100	$2,800	$14,700
Mechanical	$31,300	$8,700	$15,800	$10,400
Site Pavements			$1,400	
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$109,300**	**$48,100**	**$24,800**	**$46,500**
Importance Code A	$72,800	$8,800	$1,300	$16,400
Importance Code B	$36,500	$39,300	$22,200	$30,100
Importance Code C			$1,400	
Total	**$109,300**	**$48,100**	**$24,800**	**$46,500**

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 WEST ADMINISTRATION BUILDING
Asset # : 2349

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	* *	5	$20,100	
Masonry: Limestone	15%	Now	$76,400	LIFE	* *	5	$4,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : West Facade								
Metal Panel	10%			2042	* *	5-10	$27,700	
Stucco Cement	15%			2045	* *	5	$15,100	
Window Wall	10%			2042	* *	5	$15,100	
Windows								
Aluminum	75%	Now	$37,500	2048	* *	5	$3,700	
Unit Inoperable, Extent : Moderate, Area Affected : 5%								
Location : West Side 2nd Floor								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : West Side 2nd Floor								
Wood	25%	Now	$10,500	2040	* *	5	$12,200	
Dry Rot/Decay, Extent : Severe, Area Affected : 10%								
Location : Window Sills Various Locations								
Parapets								
Masonry: Limestone	100%	2-4	$62,700	LIFE	* *	5	$7,900	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : All Facades								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : All Facades								
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Roof								
Copper/Terne	60%	4+	$12,500	2060	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : South Facade								
Paver: Asphalt	20%	Now	$11,000	2041	* *			
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Plaza Roof								
Sloped Glazing	20%			LIFE	* *	5	$98,500	
Soffits								
Stucco Cement	100%			2045	* *	5		
Interior								
Floors								
Carpet	53%			2031	$382,900	3	$30,300	
Cast in Place Concrete	15%			LIFE	* *	5	$12,500	
Ceramic Tile	5%			2041	* *	5	$1,900	
Granite Panels	2%			LIFE	* *	5	$600	
Vinyl Tile	25%			2037	* *	3	$3,600	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WEST ADMINISTRATION BUILDING
Asset # : 2349

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	15%			LIFE	* *	5	$2,300	
Glass: Single Pane	5%			LIFE	* *	5	$1,500	
Gypsum Board	65%			LIFE	* *	5	$15,100	
Masonry: Brick	5%			LIFE	* *			
Wood	10%			LIFE	* *	5	$15,500	
Ceilings								
AcousTileConcealSpLn	10%			2037	* *	5	$4,800	
AcousTileSusp.Lay-In	55%			2045	* *	5	$21,000	
Exposed Struc: Steel	20%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$4,800	
Plaster	5%			LIFE	* *	5	$1,200	
Site Enclosure								
Retaining Walls								
Concrete Masonry Unit	100%			2052	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Retaining Wall								
Explanation : Actually Bluestone								
Site Pavements								
On-Site Walkways								
Asphalt	70%			2041	* *			
Masonry: Granite	15%			LIFE	* *			
Paver: Asphalt	15%			2041	* *	5	$2,700	

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2042	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 800 Amperes Each.								
Transformers								
Dry Type	100%			2037	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 225 Kilovolt Ampere, 145 Kilovolt Ampere, 480 Hv - 208/120 Lv								
Switchgear / Switchboard								
Fused Disc Sw	100%			2042	* *	5	$100	
Raceway								
Conduit	100%			2042	* *	1		
Panelboards								
Fused Disc Sw	5%			2040	* *	5		
Molded Case Bkrs	95%			2040	* *	5	$700	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WEST ADMINISTRATION BUILDING
Asset # : 2349

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	100%			2042	* *	1		
Motor Controllers								
Locally Mounted	10%			2045	* *	5		
Motor Control Center	75%			2037	* *	5	$600	
Variable Frequency Drive	10%			2045	* *			
Variable Frequency Drive	5%			2049	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	* *	1	$8,500	
Generators								
Diesel	100%			2035	* *	1	$10,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Outside								
Explanation : One 125 Kilowatts								
Batteries								
Lead/Acid	100%			2025	$2,600	5	$1,000	
Fuel Storage								
Main Tank	100%			2060	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Outside								
Explanation : One 335 Gallons								
Lighting								
Interior Lighting								
Fluorescent	50%			2032	$232,800	10	$11,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	50%			2037	* *	10	$11,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	40%			2032	$6,700	1		
Emergency, Battery	10%			2032	$4,600	10	$600	
Exit, Service	50%			2032	$5,900	1		
Exterior Lighting								
HID	20%			2032	$27,700	10		
No Component	80%							
Alarm								

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WEST ADMINISTRATION BUILDING
Asset # : 2349

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
No Component	80%							
Generic	20%			2037	* *	1	$2,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Basement								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2032	$23,000	1-3	$5,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement And First Floor								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Cogeneration Hot Water From Power Plant To Warm Up The Boiler								
Conversion Equipment								
Hot Water Boiler	100%			2030	$290,000	1	$12,600	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 1 Units And 1 Cogenerated Hot Water Heat Exchanger.								
Distribution								
Hot Wtr Piping/Pump	100%			2048	* *	4	$1,900	
Terminal Devices								
Air Handler	60%			2032	$308,100	1	$9,500	
Convector/Radiator	25%			2045	* *	1	$2,100	
Fan Coil Unit/Heat	15%			2032	$101,500	1	$1,200	
Air Conditioning								
Energy Source								
Electricity	15%			2048	* *	1		
Steam/HW System	85%			2042	* *	1		

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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 WEST ADMINISTRATION BUILDING
Asset # : 2349

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Absorption Chiller/Steam/HW	85%			2041	* *	1	$23,400	
Other Observation, Extent : Light, Area Affected : 85%								
Location : Basement								
Explanation : It Serves The Lion House As Well.								
Split Unit	15%			2032	$97,200			
R-22 Refrigerant, Extent : Light, Area Affected : 15%								
Location : 4 Units, Back Yard								
Distribution								
CW & CHW Wtr Pipe/Pump	85%			2052	* *	4	$1,600	
No Component	15%							
Terminal Devices								
Air Handler/Cool/Ht	60%			2032	$317,700	1	$9,500	
Fan Coil - 4 Pipe	15%			2032	$155,700	1	$1,200	
No Component	25%							
Heat Rejection								
Dry Cooler	15%			2032	$18,800	2	$2,700	
Water Cooling Tower	85%			2030	$117,200	2	$21,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$14,200	
Exhaust Fans								
Interior	100%			2032	$121,000	2	$800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	$17,500	2042	* *	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Basement								
HW Heat Exchanger								
Steam Fired	100%			2042	* *	4	$2,500	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 5%								
Location : Outside Northeast								
Sump Pump(s)								
Submersible	100%			2025	$900	4	$900	
Backflow Preventer								
Generic	100%			2037	* *	1	$1,600	
Fixtures								
Generic	100%							
Vertical Transport								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WEST ADMINISTRATION BUILDING
Asset # : 2349

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement to 2nd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2052	* *	1-5	$12,800	
Sprinkler								
Generic	100%			2052	* *	1-2	$7,100	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **BRONX ZOO WORLD OF BIRDS**
Address : **BRONX RIVER PKWY AND FORDHAM RD**
Borough : **BRONX**
Agency's Number : **N/A**
Program / Asset # : **DCA0005.900 / 2362**
Yr Built/Renovated : **1972 / 2004**
Area Sq Ft : **29,110**
Project Type : **CULTURAL AFFAIRS**
Date of Survey : **10-Sep-2020**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **3120** **Lot** : **20** **BIN** :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$1,633,700	$243,200
Interior Architecture		$1,202,000
Electrical		$1,143,800
Mechanical	$870,900	$281,100
Total	**$2,504,600**	**$2,870,000**
Importance Code A	$1,633,700	$300,000
Importance Code B	$870,900	$2,570,000
Total	**$2,504,600**	**$2,870,000**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$20,400	$300		$8,000
Interior Architecture	$31,600	$203,900		$16,500
Electrical	$2,100	$5,300	$2,400	$2,200
Mechanical	$33,200	$13,800	$10,300	$64,200
Site Enclosure	$7,100			
Site Pavements	$34,400			
Total	**$128,800**	**$223,300**	**$12,700**	**$90,900**
Importance Code A	$21,900	$1,800	$1,500	$9,500
Importance Code B	$65,400	$221,500	$11,200	$81,400
Importance Code C	$41,500			
Total	**$128,800**	**$223,300**	**$12,700**	**$90,900**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WORLD OF BIRDS
Asset # : 2362

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$1,400	LIFE	* *	5	$2,400	
Exposed Reinforcement, Extent : Severe, Area Affected : 10%								
Location : At Roof Edges								
Concrete Masonry Unit	95%	Now	$144,800	LIFE	* *	5	$5,800	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : All Facades								
Vegetation Growth, Extent : Moderate, Area Affected : 25%								
Location : Perimeter Walls At Sections U4 And U5								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Perimeter Walls At Sections U4 And U5								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Within Wall System								
Explanation : Suspect Problem With Metal Masonry Ties								
Windows								
Aluminum	100%			2040	* *	5	$600	
Parapets								
Concrete Masonry Unit	30%	Now	$13,300	LIFE	* *	5	$500	1
Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
Location : Throughout, Inside And Exterior Walls. Section U4, U5								
Spalling, Extent : Severe, Area Affected : 25%								
Location : Throughout, Inside And Exterior Walls. Section U4, U5								
Vegetation Growth, Extent : Severe, Area Affected : 25%								
Location : Throughout, Inside And Exterior Walls. Section U4, U5								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Concrete Masonry Unit	60%	Now	$2,700	LIFE	* *	5	$1,000	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal Panel	5%	Now	$300	2052	* *	5	$100	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Section U4 Roof And Various								
Seams Open/Split, Extent : Severe, Area Affected : 15%								
Location : Parapet Caps								
Metal Rail	5%			2037	* *	5-10	$1,300	

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	20%			2032	$121,000	10	$5,200	
Metal Panel	15%			2037	* *	10	$7,200	
Modified Bitumen	20%	4+	$2,800	2037	* *			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%								
Location : Roofs								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Brooder Room Roof								
Skylight, Plastic	10%			2037	* *	1		
Sloped Glazing	35%	Now	$1,488,900	LIFE	* *	5	$122,200	
Glazing Broken/Cracked, Extent : Severe, Area Affected : 5%								
Location : Over Exhibits, L4, L6, L8a,b,c,d U1, U2 And 2nd Floor Public Area								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Over Exhibition, L3 And Front Of Exhibit								
Interior								
Floors								
Carpet	25%			2025	$186,600	3	$16,200	
Cast in Place Concrete	10%			LIFE	* *	5	$9,500	
Ceramic Tile	5%			2035	* *	5	$2,200	
Quarry Tile	5%			2037	* *	5	$3,200	
Traffic Topping	55%			2032	$1,107,500	5	$29,700	
Interior Walls								
Concrete Masonry Unit	50%			LIFE	* *	5	$11,900	
Glass: Special Gauge	20%			LIFE	* *	1		
Plaster	30%			LIFE	* *	5	$5,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Exhibits								
Explanation : Hand Painted Murals								
Ceilings								
AcousTileSusp.Lay-In	50%			2045	* *	5	$21,600	
Exposed Struc: Concrete	25%	Now	$31,600	LIFE	* *	5	$1,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : At Beams Near Skylights In Section U2								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : U3 Service Area								
Wood	25%			LIFE	* *	5	$94,500	
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%	Now	$7,100	2067	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Exit And Entry Circulation Ramp Walls								
Site Pavements								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Asphalt	100%	Now	$2,900	2041	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 70%								
Location : Throughout Walkways And Exit And Entry Ramps								
Other Observation, Extent : Severe, Area Affected : 25%								
Location : Underside Of Ramps Concrete Substrate, Area Of Concern Report Submitted								
Explanation : Structural Damage								
Parking/Driveway								
Asphalt	100%	Now	$31,500	2041	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 70%								
Location : Throughout Driveway And Parking Areas								
Ponding, Extent : Severe, Area Affected : 10%								
Location : Throughout Driveway								
Potholes, Extent : Severe, Area Affected : 5%								
Location : Throughout Driveway And Parking Areas								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$56,800	3	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : One 600 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2030	$165,500	3	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside The Building								
Explanation : One 500 Kilovolt Ampere, 4,160 High Voltage 480/277 Low Voltage								
Feeders								
Cable	100%			2031	$19,900	1		
Raceway								
Conduit	100%			2032	$47,900	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$22,100	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere And One 200 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2030	$26,100	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : One 75 Kilovolts Ampere, 480/277 High Voltage 208/120 Low Voltage								

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BRONX ZOO WORLD OF BIRDS
Asset # : 2362

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2032	$158,800	5	$100	
Raceway								
Conduit	100%			2032	$67,600	1		
Panelboards								
Fused Disc Sw	5%			2031	$3,900	5		
Molded Case Bkrs	95%			2031	$74,100	5	$700	
Wiring								
Thermoplastic	100%			2032	$91,300	1		
Motor Controllers								
Locally Mounted	20%			2030	$9,200	5		
Motor Control Center	80%			2030	$54,300	5	$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	* *	1	$9,000	
Generators								
Diesel	100%			2035	* *	1	$11,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Outside								
Explanation : One 85 Kilowatts								
Batteries								
Lead/Acid	100%			2025	$2,400	5	$1,100	
Fuel Storage								
Main Tank	100%			2047	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Outside								
Explanation : One 175 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	38%			2032	$184,300	10	$10,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Offices								
Fluorescent	60%			2032	$291,100	10	$16,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Compact Fluorescent Lamps								
LED	2%			2037	* *			
Egress Lighting								
Emergency, Service	50%			2032	$8,800	1		
Exit, Service	50%			2032	$6,100	1		
Exterior Lighting								
HID	20%			2032	$26,500	10		
No Component	80%							

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Cogeneration Hot Water From Power Plant To Warm Up The Boilers								
Conversion Equipment								
Hot Water Boiler	100%			2045	* *	1	$14,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : First Floor Mechanical Room								
Explanation : 2 Absorbers Boilers Supplement Hot Water Loop								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	$6,200	2040	* *	4	$1,400	
Corroded, Extent : Moderate, Area Affected : 2%								
Location : 1st Floor. Hot Water Piping Corroded								
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Throughout. Temperature Control Malfunctioning								
Insul. Deteriorating, Extent : Moderate, Area Affected : 5%								
Location : Roof								
Terminal Devices								
Air Handler	80%	0-2	$256,800	2042	* *	1	$13,000	
Corroded, Extent : Severe, Area Affected : 30%								
Location : Roof. Air Handling Unit Serving L2, L3 And L4								
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Roof. Air Handling Unit Serving L2. L3, L4 And Nursery Area.								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor Fan Room And Roof								
Convector/Radiator	20%			2037	* *	1	$1,900	
Air Conditioning								
Energy Source								
Natural Gas	100%			2042	* *	1		
Conversion Equipment								
Absorption Chiller/Direct Fire	95%			2037	* *	1	$29,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Explanation : Refrigerant Lithium Bromide								
Window/Wall Unit	5%			2027	$5,400	1		
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2052	* *	4	$2,200	
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	$551,700	1	$18,000	
Heat Rejection								
Water Cooling Tower	100%			2033	$143,600	2	$29,300	
Ventilation								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	$62,400	LIFE	* *	2-5	$16,200	
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Roof. Corroded Duct								
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Roof. Insulation Broken								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : U5, U6, U7. Leaking Duct								
Exhaust Fans								
Interior	20%			2027	$25,200	2	$200	
Roof	80%			2032	$44,100	2	$700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$18,300	2042	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Above Exhibit Area L4, Brooder And Nursery Area								
Water Heater With Tanks								
Electric	50%			2027	$11,500	4		
Gas Fired	50%			2027	$8,300	2		
HW Heat Exchanger								
Steam Fired	100%			2032	$137,500	4	$4,300	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **BRONX ZOO WORLD OF DARKNESS**
Address : **BRONX RIVER PKWY AND FORDHAM RD**
Borough : **BRONX**
Program / Asset # : **DCA0005.640 / 2334**
Area Sq Ft : **9,714**
Date of Survey : **11-Sep-2020**
Areas Surveyed : **Basement, Roof, Floors 1**
Block : **3120** **Lot** : **20**

Agency's Number : **N/A**
Yr Built/Renovated : **1969 / 2006**
Project Type : **CULTURAL AFFAIRS**
Landmark Status : **NONE**
BIN :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$256,100	$58,700
Interior Architecture		$110,500
Electrical	$104,100	$350,100
Mechanical	$160,700	$100,800
Total	**$520,800**	**$620,100**
Importance Code A	$256,100	$159,500
Importance Code B	$264,800	$460,600
Total	**$520,800**	**$620,100**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture				$30,100
Interior Architecture		$700		$500
Electrical	$23,700	$700	$800	$56,300
Mechanical	$21,800	$1,800	$2,200	$62,900
Total	**$45,600**	**$3,300**	**$3,000**	**$149,900**
Importance Code A	$5,000	$500	$500	$30,600
Importance Code B	$40,500	$2,800	$2,500	$119,300
Importance Code C				
Total	**$45,600**	**$3,300**	**$3,000**	**$149,900**

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	$10,000	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Building Entire								
Explanation : Building Inaccessible. Exhibits Closed To Public.								
Pre-Cast Concrete	90%	Now	$256,100	LIFE	* *	5	$58,700	1
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Deteriorated Finish, Extent : Severe, Area Affected : 20%								
Location : East And South Facades								
Spalling, Extent : Severe, Area Affected : 25%								
Location : Throughout Panels								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Underside Of Panels								
Explanation : Exposed Rebar								
Parapets								
Pre-Cast Concrete	100%			LIFE	* *	5	$27,000	
Roof								
Single Ply Membrane	100%			2037	* *	10	$30,100	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$15,400	
Interior								
Floors								
Carpet	10%			2028	$25,100	3	$2,200	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Building Entire								
Explanation : Interior Inaccessible And Closed To The Public								
Cast in Place Concrete	85%			LIFE	* *	5	$27,000	
Sheet Vinyl/Rubber	5%			2032	$46,400	5	$1,100	
Interior Walls								
Concrete Masonry Unit	50%			LIFE	* *	5	$4,500	
Plaster	50%			LIFE	* *	5	$3,400	
Ceilings								
Exposed Struc: Concrete	50%			LIFE	* *	5	$1,100	
Fiber Board	50%			2032	$110,500			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Transformers								
Dry Type	100%			2030	$165,500	3	$100	
Feeders								
Cable	100%			2031	$19,900	1		

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BRONX ZOO WORLD OF DARKNESS
Asset # : 2334

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Raceway								
Conduit	100%			2032	$47,900	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$7,400	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Three 400 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	$105,800	5	$300	
Raceway								
Conduit	100%			2032	$15,800	1		
Panelboards								
Fused Disc Sw	5%			2031	$1,000	5		
Molded Case Bkrs	95%			2031	$18,500	5	$200	
Wiring								
Braided Cloth	50%	2-4	$10,300	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	50%			2032	$10,300	1		
Motor Controllers								
Locally Mounted	100%			2030	$45,800	5	$100	
Ground								
Grounding Devices								
Generic	100%	0-2	$10,200	LIFE	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main								
Explanation : Corroded								
Stand-by Power								
Transfer Switches								
Automatic	100%			2030	$10,600	1	$3,000	
Generators								
Diesel	100%			2028	$78,700	1	$3,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside The Building								
Explanation : One 125 Kilowatts								
Batteries								
Lead/Acid	100%			2024	$2,400	5	$400	
Fuel Storage								
Day Tank	50%			2031	$12,500	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : One 30 Gallons								
Main Tank	50%			2047	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : 200 Gallons Rated Capacity								

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BRONX ZOO WORLD OF DARKNESS
Asset # : 2334

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	25%			2027	$40,500	10	$2,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Offices, Basement								
Explanation : T-12 Lamps								
Incandescent	75%			2027	$104,100	2	$200	
Egress Lighting								
Emergency, Service	50%			2027	$2,900	1		
Exit, Service	50%			2027	$2,000	1		
Exterior Lighting								
Fluorescent	20%			2027	$7,600	10	$200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Outside								
No Component	80%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Boiler Room								
Explanation : Cogeneration Hot Water From Power Plant To Warm Up The Boiler								
Conversion Equipment								
Hot Water Boiler	100%	Now	$5,000	2030	$100,800	1	$4,300	
Corroded, Extent : Severe, Area Affected : 100%								
Location : Boiler Room. Corroded Boiler Plate								
Insul. Deteriorating, Extent : Moderate, Area Affected : 50%								
Location : Bolier Room								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Bolier Room								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : 1st Floor Boiler Room								
Explanation : 1 Defective Unit And 1 Cogenerated Hot Water Heat Exchanger. Boiler Goes Down Frequently								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	$2,100	2031	$20,700	4	$500	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : 1st Floor Boiler Room								
Terminal Devices								
Air Handler	90%			2027	$160,700	1	$5,400	
Fan Coil Unit/Heat	10%			2027	$23,500	1	$300	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		

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BRONX ZOO WORLD OF DARKNESS
Asset # : 2334

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2037	* *	1	$1,400	
R-22 Refrigerant, Extent : Light, Area Affected : 30%								
Location : Outside								
No Component	70%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2042	* *	4	$100	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2027	$16,600	1	$1,800	
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	30%			2037	* *	2	$2,000	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	$8,300	LIFE	* *	2-5	$5,400	
Needs Cleaning, Extent : Moderate, Area Affected : 70%								
Location : Throughout								
Exhaust Fans								
Interior	50%			2027	$21,000	2	$200	
Not Accessible	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	$2,400	2042	* *	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Water Main And Piping, 1st Floor								
Water Heater With Tanks								
Gas Fired	100%			2030	$16,700	2		
Sanitary Piping								
Cast Iron	100%	0-2	$2,400	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 15%								
Location : 1st Floor								
Storm Drain Piping								
Cast Iron	100%	0-2	$700	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 15%								
Location : 1st Floor								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **BRONX ZOO, SUBSTATION 1 MONORAIL TRANSFORMERS**		
Address	: **BRONX RIVER PKWY AND FORDHAM RD DEVOE AVE. AND 180TH STREET**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0005.SSA / 495**	**Yr Built/Renovated**	: **1930 /**
Area Sq Ft	: **150**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **10-Sep-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **3120** **Lot** : **20**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Interior Architecture				
Electrical			$2,400	
Total			**$2,400**	
Importance Code B			$2,400	
Total			**$2,400**	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO, SUBSTATION 1 MONORAIL TRANSFORMERS
Asset # : 495

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	$500	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2042	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	* *	3		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : Seven 600 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2045	* *	3		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : Five 13000 Volts High Voltage Service For Bay 1, Bay 2, Bay 3, Bay 4 And Bay 5; Two 4160 Volts High Voltage Service For Bay 6 And Bay 7								
Feeders								
Cable	100%			2048	* *	1		
Raceway								
Conduit	100%			2052	* *	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : One 100 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2045	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : One 15 Kilovolts Ampere, 480 Volts High Voltage 208/120 Volts Low Voltage								
Raceway								
Conduit	100%			2052	* *	1		
Panelboards								
Molded Case Bkrs	100%			2048	* *	5		
Wiring								
Thermoplastic	100%			2052	* *	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5		
Stand-by Power								

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO, SUBSTATION 1 MONORAIL TRANSFORMERS
Asset # : 495

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2045	* *	1	$100	
Generators								
Diesel	100%			2041	* *	1	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Outside								
Explanation : One 300 Kilowatts								
Batteries								
Lead/Acid	100%			2026	$2,400	5		
Fuel Storage								
Main Tank	100%			2060	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Outside								
Explanation : One 700 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Incandescent	100%			2037	* *	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : By The Generator Room Only								

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **BRONX ZOO, SUBSTATION 13 CON ED AND WCS COGENERATION**		
Address	: **BRONX RIVER PKWY AND FORDHAM RD DEVOE AVE. AND 180TH STREET**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0005.SSB / 496**	**Yr Built/Renovated**	: **1930 / 1991**
Area Sq Ft	: **150**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **10-Sep-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **3120** **Lot** : **20**	**BIN**	:

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Electrical		$1,199,100
Total		**$1,199,100**
Importance Code A		$56,800
Importance Code B		$1,142,300
Total		**$1,199,100**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$400			
Interior Architecture	$1,100			
Electrical				
Total	**$1,400**			
Importance Code A	$400			
Importance Code B	$1,100			
Total	**$1,400**			

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO, SUBSTATION 13 CON ED AND WCS COGENERATION
Asset # : 496

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	90%			LIFE	* *	5	$400	
Exposed Struc: Steel	10%			LIFE	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Exposed Exterior								
Explanation : Steel Columns								
Roof								
Metal, Corrugated	100%	4+	$400	2037	* *	1		
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Roof								
Deformed/Dented, Extent : Severe, Area Affected : 2%								
Location : Roof								
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	$500	
Ceilings								
Exposed Struc: Steel	100%	Now	$1,100	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2042	* *			
Site Pavements								
On-Site Walkways								
Asphalt	100%			2041	* *			
Parking/Driveway								
Asphalt	100%			2041	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$56,800	3		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three 600 Ampere Main Disconnect Switches For Congeneration								
Transformers								
Liquid Filled	100%			2030	$375,100	3		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Substation C Outside								
Explanation : Four 2500 Kilovolt Ampere, 13200 High Voltage 4160 Low Voltage								
Feeders								
Cable	100%			2031	$30,900	1		
Raceway								
Conduit	100%			2032	$47,900	1		

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO, SUBSTATION 13 CON ED AND WCS COGENERATION
Asset # : 496

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$7,400	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : One 60 Ampere Main Disconnect Switch								
Raceway								
Conduit	100%			2032	$767,200	1		
Wiring								
Thermoplastic	100%			2032	$20,600	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
LED	100%			2032	$1,600			
Exterior Lighting								
HID	20%			2032	$100	10		
No Component	80%							

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	:	**BRONX ZOO, SUBSTATION C CON ED VAULT**			
Address	:	**BRONX RIVER PKWY AND FORDHAM RD BRONXDALE PARKING LOT**			
Borough	:	**BRONX**	**Agency's Number**	:	**N/A**
Program / Asset #	:	**DCA0005.SSC / 497**	**Yr Built/Renovated**	:	**1930 /**
Area Sq Ft	:	**150**	**Project Type**	:	**CULTURAL AFFAIRS**
Date of Survey	:	**10-Sep-2020**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Roof, Floors 1**			
Block	:	**3120** **Lot** : **20**	**BIN**	:	

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Electrical		$258,100
Total		**$258,100**
Importance Code B		$258,100
Total		**$258,100**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$9,700			
Interior Architecture	$2,600			
Electrical				$300
Site Pavements	$100			
Total	**$12,400**			**$300**
Importance Code A	$9,700			
Importance Code B	$2,600			$300
Importance Code C	$100			
Total	**$12,400**			**$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, SUBSTATION C CON ED VAULT
Asset # : 497

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$200	
Masonry: Brick	95%	Now	$5,100	LIFE	* *	5	$600	1
Rusting Masonry Supt, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Vegetation Growth, Extent : Severe, Area Affected : 40%								
Location : All Facades								
Windows								
Metal Louvers	100%	0-2	$4,700	2047	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Roof								
Roll Roofing	100%			2028	$2,700	5	$700	
Interior								
Floors								
Cast in Place Concrete	100%	4+	$900	LIFE	* *	5	$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Interior Walls								
Masonry: Brick	100%			LIFE	* *			
Ceilings								
Exposed Struc: Concrete	100%	Now	$1,600	LIFE	* *	5		
Exposed Reinforcement, Extent : Moderate, Area Affected : 20%								
Location : Electrical Room								
Site Enclosure								
Fence/Gates								
Wood	100%			2026				
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	4+	$100	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Front Of Vault								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Transformers								
Not Accessible	100%							
Feeders								
Cable	100%			2048	* *	1		
Raceway								
Conduit	100%			2052	* *	1		
Under 600 Volts								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2052	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Ampere Main Disconnect Switch								
Raceway								
Conduit	30%			2032	$230,100	1		
Conduit	70%			2052	* *	1		
Panelboards								
Molded Case Bkrs	30%			2031	$28,000	5		
Molded Case Bkrs	70%			2048	* *	5		
Wiring								
Thermoplastic	30%			2032	$6,200	1		
Thermoplastic	70%			2052	* *	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5		
Lighting								
Interior Lighting								
Fluorescent	100%			2037	* *	10	$100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Exterior Lighting								
HID	20%			2027	$100	10		
No Component	80%							

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **BROOKLYN ACADEMY OF MUSIC**		
Address	: **30 LAFAYETTE AVE. @ASHLAND PL.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0015.000 / 2377**	**Yr Built/Renovated**	: **1907 / 2011**
Area Sq Ft	: **162,337**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **03-Jun-2021**	**Landmark Status**	: **EXTERIOR, HISTORICAL DISTRICT**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3,4,5**		
Block	: **2111** **Lot** : **15**	**BIN**	: **3059185**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$774,800	$145,000
Interior Architecture	$262,600	$10,187,900
Electrical	$235,600	$3,464,300
Mechanical	$290,500	$5,568,900
Total	**$1,563,500**	**$19,366,100**
Importance Code A	$1,065,300	$200,100
Importance Code B	$312,600	$9,060,600
Importance Code C	$185,600	$10,105,400
Total	**$1,563,500**	**$19,366,100**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$77,300	$1,100		$69,600
Interior Architecture	$21,900	$42,000	$6,000	$70,500
Electrical	$31,800	$15,100	$11,800	$47,100
Mechanical	$52,200	$65,800	$65,400	$86,000
Site Pavements	$8,300			
Elevators/Escalators	$23,100	$23,100	$23,100	$23,100
Total	**$214,600**	**$147,100**	**$106,300**	**$296,200**
Importance Code A	$87,300	$14,800	$13,700	$83,600
Importance Code B	$127,300	$132,300	$92,600	$212,600
Importance Code C				
Total	**$214,600**	**$147,100**	**$106,300**	**$296,200**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$74,000	
Masonry: Brick	55%			LIFE	* *	5	$52,100	
Masonry: Brick	20%	Now	$242,400	LIFE	* *	5	$18,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Foundation Wall Sub-basement Boiler Room								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : South Facade, East West Alleyway								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : South Facade, Alleyway								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Foundation								
Masonry: Granite	5%			LIFE	* *	5	$3,600	
Metal Panel	10%			2042	* *	5-10	$65,100	
Windows								
Aluminum	20%			2048	* *	5	$100	
Bronze/Brass	10%			2040	* *	5	$200	
Wood	70%	Now	$5,800	2057	* *	5	$1,100	1
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Severe, Area Affected : 50%								
Location : Alleyway And Throughout								
Parapets								
Cast Stone/Terra Cotta	25%	Now	$24,600	LIFE	* *	5	$15,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Missing Coping Stone At Parapet Wall								
Masonry: Brick	40%	Now	$43,900	LIFE	* *	5	$3,200	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Parapets Facing Alley								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Facades Along Alley								
Metal Panel	20%			2052	* *	5	$6,300	
Metal Rail	5%	Now	$2,900	2037	* *	5	$2,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Over Fifth Floor								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Over Fifth Floor								
Stucco Cement	10%			2045	* *	5	$2,100	

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	40%			2037	* *	10	$38,900	
IRMA/Protected Membrane	45%	Now	$444,500	2042	* *			
Insul Deter/Miss, Extent : Severe, Area Affected : 25%								
Location : Over Cafe And Stage								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Over Cafe And Stage								
Modified Bitumen	10%			2037	* *	10	$9,700	
Skylight, Metal/Glass	3%	Now	$88,000	2042	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Over Stage								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Over Stage								
Sloped Glazing	2%			LIFE	* *	5	$26,000	
Soffits								
Cast Stone/Terra Cotta	90%			LIFE	* *	5		
Glass: Special Gauge	10%			LIFE	* *	1		
Interior								
Floors								
Carpet	25%			2031	$1,136,700	3	$89,900	
Cast in Place Concrete	5%	2-4	$21,900	LIFE	* *	5	$26,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Ceramic Tile	5%			2041	* *	5	$12,000	
Mosaic Tile	10%			2037	* *	5	$60,000	
Marble Panels	5%			LIFE	* *	5	$9,000	
Vinyl Tile	40%			2037	* *	3	$36,000	
Wood	10%			2047	* *	5	$45,000	
Interior Walls								
Fabric on Framing	20%			2033	$9,855,500	5	$45,500	
Gypsum Board	5%			LIFE	* *	5	$13,600	
Masonry: Brick	10%	Now	$185,600	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Sub-basement Boiler Room								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Marble Panels	5%			LIFE	* *			
Plaster	20%			LIFE	* *	5	$27,300	
Plaster	30%			LIFE	* *	5	$40,900	
Wood	10%			LIFE	* *	5	$181,800	

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2037	* *	5	$36,000	
Exposed Struc: Concrete	10%	2-4	$77,000	LIFE	* *	5	$3,700	
Exposed Reinforcement, Extent : Moderate, Area Affected : 2%								
Location : Sub-basement Boiler Room								
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$30,000	
Plaster	20%			LIFE	* *	5	$30,000	
Plaster	35%			LIFE	* *	5	$52,500	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2067	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	75%	4+	$8,300	2045	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various								
Pavers/Stone	25%			2041	* *			
On-Site Walkways								
Cast in Place Concrete	20%			2045	* *			
Masonry: Granite	80%			LIFE	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2032	$27,500	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : Main Service Disconnect Switch Rated At 3000 Amperes.								
Fused Disc Sw	50%			2032	$27,500	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 2								
Explanation : Two Main Service Disconnect Switches Rated At 1,600 Amperes Each.								
Switchgear / Switchboard								
Fused Disc Sw	50%			2032	$58,100	5	$300	
Molded Case Bkrs	50%			2032	$58,100	5	$2,100	
Raceway								
Conduit	40%			2032	$41,800	1		
Conduit	40%			2042	* *	1		
Conduit	20%			2052	* *	1		

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2040	* *	5	$200	
Molded Case Bkrs	40%			2031	$38,500	5	$1,700	
Molded Case Bkrs	35%			2040	* *	5	$1,500	
Molded Case Bkrs	20%			2048	* *	5	$900	
Wiring								
Braided Cloth	20%	2-4	$20,800	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Old Section Of The Building								
Thermoplastic	40%			2042	* *	1		
Thermoplastic	20%			2052	* *	1		
Thermoplastic	20%			2032	$20,800	1		
Motor Controllers								
Locally Mounted	55%			2030	$353,800	5	$600	
Locally Mounted	5%			2037	* *	5	$100	
Locally Mounted	10%	2-4	$64,300	2052	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Variable Frequency Drive	30%			2045	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,400	
Lighting								
Interior Lighting								
Fluorescent	5%			2027	$142,000	10	$7,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : T-12 Lamps								
Fluorescent	55%			2032	$1,562,200	10	$81,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	20%			2032	$568,100	10	$29,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Offices								
Explanation : Compact Fluorescent Lights								
Incandescent	10%			2032	$254,600	2	$400	
LED	10%			2037	* *			
Egress Lighting								
Emergency, Battery	40%			2037	* *	10	$15,700	
Emergency, Battery	10%			2027	$29,200	10	$3,900	
Exit, LED	40%			2060	* *	1		
Exit, Service	10%			2027	$7,500	1		

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
HID	30%			2032	$243,600	10	$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	$98,000	1	$18,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Basement, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2037	* *	1-3	$100,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors, Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	30%			2042	* *	1		
Interruptible Gas/Dual Fuel	70%			2042	* *	1		
Conversion Equipment								
Furnace	15%			2037	* *	1	$12,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Package Units								
Furnace	15%			2027	$81,200	1	$12,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Package Units								
Steam Boiler	23%	2-4	$209,300	2052	* *	1	$33,300	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : No.3 Boiler. Boiler Room								
Steam Boiler	47%			2037	* *	1	$75,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement Boiler Room								
Explanation : 2 Units. 1 Heat Exchanger For Hot Water Devices								
Distribution								
Hot Wtr Piping/Pump	50%			2040	* *	4	$6,000	
Steam Piping/Pump	20%			2042	* *			
No Component	30%							

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	50%			2032	$1,637,300	1	$50,200	
Convector/Radiator	20%			2030	$284,600	1	$10,500	
No Component	30%							
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Absorption Chiller/Direct Fire	50%			2037	* *	1	$87,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse								
Explanation : 2 Units								
Ext Pkg Unit - Heating/Cooling	15%			2037	* *	2	$1,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Package Units. R-410a								
Ext Pkg Unit - Heating/Cooling	15%			2032	$438,500	2	$1,500	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Package Units. Roof								
Split Unit	10%			2032	$413,200			
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2042	* *	4	$4,000	
No Component	50%							
Terminal Devices								
Air Handler/Cool/Ht	50%			2032	$1,519,400	1	$50,200	
Fan Coil - 2 Pipe	10%			2032	$477,800	1	$5,200	
No Component	40%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2032	$45,300	2	$11,300	
Water Cooling Tower	50%			2033	$395,500	2	$81,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units								
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$90,500	
Exhaust Fans								
Interior	15%			2032	$115,800	2	$700	
Roof	85%			2032	$287,000	2	$4,200	
Plumbing								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks								
Electric	60%			2030	$15,200	4		
Gas Fired	40%			2030	$7,300	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2037	* *	4	$5,100	
Sewage Ejector(s)								
Electric	100%			2037	* *	4	$9,700	
Backflow Preventer								
Generic	100%			2037	* *	1	$9,900	
Fixtures								
Generic	80%							
Generic	20%							
Vertical Transport								
Elevators								
Geared Traction	75%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2 Units From 1st To 4th Floor, 1 Unit From Basement To 5th Floor								
Explanation : 3 Units								
Hydraulic	25%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit								
Escalators								
Over 20' Rise	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby To 2nd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2042	* *	1-5	$84,900	
Sprinkler								
Generic	100%			2042	* *	1-2	$45,500	
Fire Pump								
Generic	100%			2035	* *	1	$30,300	

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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
Fire Suppression								
Chemical System								
No Component	99%							
Generic	1%			2027	$900	1-3	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set								

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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **BROOKLYN ACADEMY OF MUSIC BAM FISHER**		
Address	: **321 ASHLAND PLACE**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0053.000 / 15214**	**Yr Built/Renovated**	: **1928 / 2012**
Area Sq Ft	: **40,500**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **08-Dec-2021**	**Landmark Status**	: **EXTERIOR LANDMARK**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,6,7**		
Block	: **2111** **Lot** : **11**	**BIN**	: **3059184**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$216,400	$216,400
Interior Architecture	$263,700	$102,200
Mechanical		$202,800
Total	**$480,100**	**$521,300**
Importance Code A	$216,400	$216,400
Importance Code B	$263,700	$305,000
Total	**$480,100**	**$521,300**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$59,600		$30,800	
Interior Architecture	$47,400	$46,700	$41,100	$2,100
Electrical	$4,900	$3,800	$4,700	$3,800
Mechanical	$33,200	$12,300	$18,700	$10,700
Site Enclosure	$200			
Site Pavements	$2,500		$900	
Elevators/Escalators	$6,900	$6,900	$6,900	$6,900
Total	**$154,600**	**$69,700**	**$103,100**	**$23,500**
Importance Code A	$61,600	$2,000	$32,800	$2,000
Importance Code B	$43,000	$67,700	$65,200	$19,400
Importance Code C	$50,000		$5,000	$2,100
Total	**$154,600**	**$69,700**	**$103,100**	**$23,500**

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC BAM FISHER
Asset # : 15214

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	* *	5	$54,000	
Masonry: Brick	20%			LIFE	* *	5	$54,000	
Metal/Glass Curt Wall	3%			LIFE	* *	5	$15,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 7 Floor Roof Plaza								
Explanation : Sliding Glass Wall								
Pre-Cast Concrete	37%			LIFE	* *	5	$324,700	
Stucco Cement	15%			2046	* *	5	$50,600	
Window Wall	5%			2059	* *	5	$25,300	
Windows								
Aluminum	100%			2049	* *	5	$28,100	
Parapets								
Masonry: Brick	45%			LIFE	* *	5-10	$12,600	
Metal Panel	25%			2053	* *	5	$3,900	
Metal: Cage/Fence	30%			2046	* *	5-10	$9,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Parapet								
Explanation : Steel Cable Guard Rail								
Roof								
Clay Tile	20%			2053	* *	10	$6,600	
Green, Roof Inaccessible	20%			LIFE	* *			
Extensive: Non-tray Type, Extent : Light, Area Affected : 100%								
Location : Roof								
Modified Bitumen	25%			2038	* *	10	$8,300	
Plaza Roof: Stone Panels	25%			2053	* *			
Single Ply Membrane	10%			2038	* *	10	$3,300	
Soffits								
Exposed Struc: Steel	80%			LIFE	* *	5	$27,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rooftop Terrace								
Explanation : Metal Pergola								
Masonry: Brick	20%			LIFE	* *	5	$2,200	
Interior								
Floors								
Carpet	10%			2034	* *	3	$23,400	
Cast in Place Concrete	15%			LIFE	* *	5	$102,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor And Basement Lobby								
Explanation : Polished Concrete								
Cast in Place Concrete	15%			LIFE	* *	5	$102,200	
Ceramic Tile	10%			2046	* *	5	$15,600	
Sheet Vinyl/Rubber	25%			2041	* *	5	$58,400	
Steel Grating	10%			2059	* *	1		
Wood	15%			2068	* *	5	$43,800	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC BAM FISHER
Asset # : 15214

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	10%			2046	* *	5	$8,300	
Concrete Masonry Unit	30%			LIFE	* *	5	$20,000	
Fabric on Framing	10%			2037	* *	5	$4,200	
Fiberglass Panel	8%			LIFE	* *	10	$1,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor And Basement Lobby								
Explanation : Decorative Exterior Wall								
Glass: Special Gauge	3%			LIFE	* *	1		
Gypsum Board	39%			LIFE	* *	5-10	$55,200	
Ceilings								
AcousTileSusp.Lay-In	50%			2050	* *	5	$77,800	
Exposed Struc: Steel	30%			LIFE	* *	10	$93,400	
Gypsum Board	20%			LIFE	* *	5-10	$107,000	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	2-4	$200	2068	* *			
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Alley Fence Gate								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	70%	Now	$2,400	2046	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Adjacent Driveway And Parking Lot								
Metal	30%			2053	* *	1-3	$2,900	

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2053	* *	5	$1,100	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	15%			2049	* *	5	$100	
Molded Case Bkrs	85%			2049	* *	5	$900	
Wiring								
Thermoplastic	100%			2053	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC BAM FISHER
Asset # : 15214

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2046	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,200	
Lighting								
Interior Lighting								
Fluorescent	80%			2038	* *	10	$29,700	
Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout The Building Explanation : T-5 Lamps								
Fluorescent	10%			2038	* *	10	$3,700	
Other Observation, Extent : N/A, Area Affected : 100% Location : Hallways Explanation : Compact Fluorescent Lights								
LED	10%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$4,900	
Exit, LED	50%			2061	* *	1		
Exterior Lighting								
Fluorescent	30%			2038	* *	10	$1,100	
Other Observation, Extent : N/A, Area Affected : 100% Location : Outside Perimeter Explanation : Compact Fluorescent Lights								
No Component	70%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$15,100	
Other Observation, Extent : N/A, Area Affected : 100% Location : Hallways And Outside Perimeter Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$25,000	
Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC BAM FISHER
Asset # : 15214

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	20%			2038	* *	1	$4,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Rooftop Package Units								
Hot Water Boiler	80%			2046	* *	1	$16,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 6th Floor Mechanical Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	80%			2049	* *	4	$2,400	
No Component	20%							
Terminal Devices								
Air Handler	70%			2038	* *	1	$17,500	
Convector/Radiator	10%			2046	* *	1	$1,300	
No Component	20%							
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	80%			2038	* *	1	$15,000	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Ext Pkg Unit - Heating/Cooling	20%			2038	* *	2	$500	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Rooftop Units On Roof								
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2053	* *	4	$2,400	
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2038	* *	1	$20,000	
No Component	20%							
Heat Rejection								
Dry Cooler	80%			2038	* *	2	$22,600	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$35,800	
Exhaust Fans								
Interior	60%			2038	* *	2	$700	
Roof	40%			2038	* *	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC BAM FISHER
Asset # : 15214

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater With Tanks								
Electric	100%			2031	$202,800	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 6th Floor Mechanical Room								
Explanation : One 600 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2038	* *	1	$2,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 6th Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2059	* *	1-5	$20,400	
Sprinkler								
Generic	100%			2053	* *	1-2	$11,300	
Fire Pump								
Generic	100%			2042	* *	1	$7,600	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **BROOKLYN ACADEMY OF MUSIC H. LICHTENSTEIN THEATRE**		
Address	: **651 FULTON STREET @ROCKWELL PL.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0015.010 / 3002**	**Yr Built/Renovated**	: **1900 / 1989**
Area Sq Ft	: **47,593**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **16-Jun-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **2095** **Lot** : **45**	**BIN**	: **3345162**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture		$253,000
Electrical	$164,300	$297,300
Mechanical		$499,300
Total	**$164,300**	**$1,049,600**
Importance Code A		$385,800
Importance Code B	$164,300	$663,800
Total	**$164,300**	**$1,049,600**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$16,000	$4,200		$48,100
Interior Architecture		$21,400	$1,800	$3,300
Electrical	$3,200	$3,500	$4,400	$30,900
Mechanical	$5,800	$6,400	$9,500	$5,500
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$29,000**	**$39,300**	**$19,700**	**$91,800**
Importance Code A	$18,500	$6,400	$2,500	$50,500
Importance Code B	$10,500	$32,900	$17,200	$41,300
Importance Code C				
Total	**$29,000**	**$39,300**	**$19,700**	**$91,800**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$50,100	
Masonry: Brick	80%			LIFE	* *	5	$102,600	
Painted Surfaces, Extent : Light, Area Affected : 100%								
Location : Facades								
Stucco Cement	10%			2049	* *	5	$32,100	
Wood	5%			2037	* *	5	$32,100	
Windows								
Aluminum	100%			2048	* *	5	$1,000	
Parapets								
Masonry: Brick	75%			LIFE	* *	5	$5,700	
Metal Panel	5%			2052	* *	5	$1,500	
Metal Rail	5%			2045	* *	5-10	$6,900	
Pre-Cast Concrete	5%			LIFE	* *	5	$2,400	
Stucco Cement	10%			2037	* *	5	$2,000	
Roof								
IRMA/Protected Membrane	10%			2032	$100,300	10	$4,300	
Modified Bitumen	70%			2037	* *	10	$30,400	
Plaza Roof: Stone Panels	5%			2058	* *			
Roll Roofing	15%			2028	$41,300	5	$10,900	
Interior								
Floors								
Carpet	25%			2031	$307,600	3	$26,700	
Cast in Place Concrete	15%			LIFE	* *	5	$23,400	
Ceramic Tile	5%			2041	* *	5	$3,600	
Marble Panels	5%			LIFE	* *	5	$2,700	
Quarry Tile	5%			2045	* *	5	$5,300	
Terrazzo	10%			LIFE	* *	5	$5,600	
Vinyl Tile	30%			2037	* *	3	$8,000	
Wood	5%			2047	* *	5	$6,700	
Interior Walls								
Gypsum Board	25%			LIFE	* *	5	$9,600	
Masonry: Brick	25%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 75%								
Location : Throughout								
Explanation : Demolished Style Designed Brick Work								
Marble Panels	5%			LIFE	* *			
Plaster	45%			LIFE	* *	5	$8,700	
Other Observation, Extent : N/A, Area Affected : 75%								
Location : Throughout								
Explanation : Demolished Style Designed Plaster Work								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%			2045	* *	5	$14,200	
Exposed Struc: Concrete	25%			LIFE	* *	5	$2,800	
Plaster	55%			LIFE	* *	5	$24,500	
Other Observation, Extent : N/A, Area Affected : 75%								
Location : Throughout								
Explanation : Demolished Style Designed Work								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2045	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2032	$10,300	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.								
Fused Disc Sw	30%			2052	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 2								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Transformers								
Dry Type	100%			2045	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 2								
Explanation : 225 Kilovolt Amperes, 480 Volts Primary, 277 /120 Volts Secondary								
Switchgear / Switchboard								
Fused Disc Sw	60%			2032	$25,400	5	$100	
Fused Disc Sw	40%			2052	* *	5	$100	
Raceway								
Conduit	20%			2052	* *	1		
Conduit	80%			2032	$28,800	1		
Panelboards								
Fused Disc Sw	10%			2048	* *	5	$100	
Molded Case Bkrs	50%			2031	$19,500	5	$600	
Molded Case Bkrs	25%			2040	* *	5	$300	
Molded Case Bkrs	15%			2048	* *	5	$200	
Wiring								
Thermoplastic	50%			2032	$16,300	1		
Thermoplastic	30%			2042	* *	1		
Thermoplastic	20%			2052	* *	1		

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Variable Frequency Drive	100%			2045	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$700	
Lighting								
Interior Lighting								
Fluorescent	20%			2027	$103,800	10	$8,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stage								
Explanation : T-12 Lamps								
Fluorescent	35%			2037	* *	10	$15,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Offices, Basement								
Explanation : T-8 Lamps								
Fluorescent	10%			2032	$51,900	10	$4,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Compact Fluorescent Lights								
HID	10%			2032	$46,600	10	$200	
Incandescent	10%			2027	$60,500	2	$100	
Incandescent	10%			2032	$60,500	2	$100	
LED	5%			2037	* *			
Egress Lighting								
Emergency, Battery	20%			2032	$15,600	10	$2,300	
Emergency, Battery	30%			2037	* *	10	$3,400	
Exit, LED	30%			2060	* *	1		
Exit, Service	20%			2032	$3,200	1		
Exterior Lighting								
HID	30%			2032	$65,100	10		
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	* *	1	$5,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2032	$119,900	1-3	$29,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2042	* *	1		
Natural Gas	95%			2042	* *	1		
Conversion Equipment								
Furnace	50%			2032	$72,300	1	$11,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2 Are On The Roof, 1 Is In Basement								
Explanation : 3 Units, 2 Rooftop Package Units, 1 Internal Unit								
Furnace	45%			2040	* *	1	$10,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Rooftop Package Units								
Radiant Heater	5%			2032	$60,500	2	$1,100	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	40%			2032	$312,400	2	$1,200	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units. Roof								
Ext Pkg Unit - Heating/Cooling	40%			2040	* *	2	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units. R-410a								
Split Unit	20%			2037	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Locations								
Explanation : 8 Units. R-410a								
Terminal Devices								
Fan Coil - 2 Pipe	20%			2037	* *	1	$3,100	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2037	* *	2	$6,600	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$26,500	
Exhaust Fans								
Roof	60%			2032	$54,100	2	$900	
Roof	40%			2040	* *	2	$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2030	$16,700	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 5 Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2058	* *	1-5	$24,000	
Sprinkler								
No Component	20%							
Generic	80%			2058	* *	1-2	$10,700	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING**		
Address	: **1000 WASHINGTON AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0012.000 / 2656**	**Yr Built/Renovated**	: **1915 / 1992**
Area Sq Ft	: **33,800**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **29-Sep-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,Att**		
Block	: **1183** **Lot** : **1**	**BIN**	: **3337842**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$214,400	$186,800
Interior Architecture	$194,500	
Electrical		$568,900
Mechanical		$2,089,600
Site Enclosure	$88,400	
Site Pavements	$57,800	
Total	**$555,100**	**$2,845,300**
Importance Code A	$214,400	$186,800
Importance Code B	$230,200	$2,658,500
Importance Code C	$110,500	
Total	**$555,100**	**$2,845,300**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$1,900			
Interior Architecture	$356,000		$600	$15,000
Electrical	$29,200	$1,300	$2,000	$1,300
Mechanical	$197,300	$21,100	$17,100	$63,100
Site Enclosure	$21,900			
Site Pavements	$3,800			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$614,000**	**$26,300**	**$23,600**	**$83,200**
Importance Code A	$4,700	$2,800	$2,800	$2,800
Importance Code B	$556,800	$23,500	$20,800	$79,400
Importance Code C	$52,500			$1,000
Total	**$614,000**	**$26,300**	**$23,600**	**$83,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING
Asset # : 2656

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Limestone	5%			LIFE	* *	5	$3,700	
Stucco Cement	95%	Now	$129,900	2038	* *	5	$58,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Rotunda								
Windows								
Wood	100%	Now	$84,500	2058	* *	5	$10,800	
Air Infiltration, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
Location : Window Sill Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Roof								
Copper/Terne	100%			2061	* *	10	$128,100	
Soffits								
Copper/Terne	100%			2068	* *	10		
Interior								
Floors								
Carpet	17%	Now	$182,500	2035	* *	3	$15,800	
Staining/Discoloring, Extent : Severe, Area Affected : 25%								
Location : Auditorium								
Worn/Eroded, Extent : Moderate, Area Affected : 35%								
Location : Auditorium								
Carpet	20%	Now	$21,500	2029	$214,700	3	$18,600	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Offices								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : Offices								
Cast in Place Concrete	10%			LIFE	* *	5	$27,200	
Ceramic Tile	3%			2042	* *	5	$1,900	
Marble Panels	5%			LIFE	* *	5	$4,700	
Terrazzo	25%	Now	$141,900	LIFE	* *	5	$12,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Auditorium Lobby								
Vinyl Tile	20%	Now	$33,500	2038	* *	3	$4,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : Basement								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING
Asset # : 2656

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%			2042	* *	5	$2,000	
Concrete Masonry Unit	10%			LIFE	* *	5	$5,300	
Gypsum Board	15%			LIFE	* *	5-10	$16,900	
Plaster	67%	Now	$52,600	LIFE	* *	5	$13,300	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Auditorium Lobby And Bike Locker								
Wood	5%			LIFE	* *	5	$26,500	
Ceilings								
AcousTileSusp.Lay-In	5%			2046	* *	5	$1,300	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : 1st Floor								
Exposed Struc: Concrete	10%	Now	$37,600	LIFE	* *	5	$400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Gas Meter Room								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Gas Meter Room								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Gas Meter Room								
Gypsum Board	40%			LIFE	* *	5-10	$35,300	
Plaster	30%	Now	$11,400	LIFE	* *	5	$4,800	
Paint Peeling, Extent : Light, Area Affected : 2%								
Location : Offices								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Auditorium Lobby And Bike Locker								
Plaster	15%			LIFE	* *	5-10	$6,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Second Floor								
Explanation : Vaulted Ceiling								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	2-4	$21,900	2068	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Along Washington Avenue								
Retaining Walls								
Cast in Place Concrete	100%	Now	$88,400	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Moat And Ramps Around Rotunda								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Maot And Ramps Around Rotunda								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING
Asset # : 2656

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	60%			2038	* *			
Panel/Paver: Cer/Brk	15%			2049	* *	5	$7,600	
Pavers/Stone	25%	Now	$57,800	2036	* *			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Building Entrances								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2043	* *	5	$900	
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Molded Case Bkrs	100%			2041	* *	5	$900	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$200	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	70%			2028	$394,300	10	$21,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Fluorescent	20%			2028	$112,700	10	$6,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby And Hallways								
Explanation : Compact Fluorescent Lights								
LED	10%			2041	* *			
Egress Lighting								
Emergency, Service	50%			2028	$10,200	1		
Exit, Service	50%			2028	$7,100	1		
Exterior Lighting								
HID	30%			2028	$46,200	10		
No Component	70%							

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING
Asset # : 2656

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lightning Protection								
Arresters/Cabling								
Generic	100%			2036	* *	5	$500	
Alarm								
Security System								
Generic	100%			2033	$62,000	1	$12,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Under Construction	100%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		
Conversion Equipment								
Heat Exchanger, Shell & Tube	15%	Now	$21,100	2048	* *			
Corroded, Extent : Severe, Area Affected : 100%								
Location : Leaking In Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Heat Exchangers. Providing Service For 3 Adjacent Buildings.								
Steam Boiler	85%			2038	* *	1	$28,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Steam Boilers								
Distribution								
Hot Wtr Piping/Pump	90%	0-2	$19,500	2032	$65,000	4	$1,500	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Basement								
Steam Piping/Pump	10%	0-2	$7,900	2033	$26,400			
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Inside Pipings.								
Terminal Devices								
Air Handler	40%	0-2	$49,700	2028	$248,500	1	$7,500	
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Attic And Basement Fan Room								
Convector/Radiator	10%			2031	$27,000	1	$1,100	
Fan Coil Unit/Heat	50%			2028	$409,200	1	$5,500	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING
Asset # : 2656

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	80%			2033	$389,600	1	$12,500	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units, Basement Air Conditioning Room								
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2043	* *	4	$1,300	
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2028	$205,000	1	$8,400	
Fan Coil - 4 Pipe	40%			2028	$401,800	1	$4,400	
No Component	20%							
Heat Rejection								
Water Cooling Tower	80%			2031	$106,700	2	$27,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Of Palm House								
Explanation : On The Roof Of Adjacent Building								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$14,900	
No Component	50%							
Exhaust Fans								
Interior	35%	0-2	$10,200	2028	$51,200	2	$300	
Controller Not Working, Extent : Moderate, Area Affected : 30%								
Location : Attic								
Interior	15%			2028	$22,000	2	$200	
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	25%	0-2	$5,000	2028	$8,300	2		
Not in Service, Extent : Moderate, Area Affected : 50%								
Location : One Unit In Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units Also Service The Adjacent Buildings								
Gas Fired	75%			2028	$25,000	2		
Sanitary Piping								
Cast Iron	100%	0-2	$20,800	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement								

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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
Plumbing								
Sump Pump(s)								
Submersible	100%			2024	$1,000	4	$1,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cellar To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Chemical System								
Clean	100%			2028	$190,600	1-3	$253,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Attic, Covers 700 Square Feet Rare Book Room In 3rd Floor.								
Explanation : FM-200 Fire Suppression								

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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 : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **BROOKLYN BOTANIC GARDEN CHILDREN'S GARDEN HOUSE**		
Address	: **1000 WASHINGTON AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0012.050 / 14743**	**Yr Built/Renovated**	: **1914 /**
Area Sq Ft	: **576**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **30-Sep-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,Att**		
Block	: **1182** **Lot** : **1**	**BIN**	: **3337842**

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$3,400			
Interior Architecture	$3,600		$100	
Electrical	$100	$100	$100	$100
Mechanical	$200	$100	$100	$100
Site Enclosure	$500			
Total	**$7,800**	**$100**	**$200**	**$200**
Importance Code A	$3,400			
Importance Code B	$3,100	$100	$200	$100
Importance Code C	$1,300			
Total	**$7,800**	**$100**	**$200**	**$200**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN CHILDREN'S GARDEN HOUSE
Asset # : 14743

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Stucco Cement	92%			2038	* *	5	$7,100	
Wood	8%	Now	$1,000	2038	* *	5	$600	
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
Location : Columns At Front Entrance And Wood Trim								
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Windows								
Wood	100%	Now	$400	2041	* *	5	$1,000	
Air Infiltration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Light, Area Affected : 5%								
Location : Rear Storage Room								
Parapets								
Masonry: Limestone	3%			LIFE	* *	5-10	$100	
Wood Cornice	3%	0-2	$200	2043	* *	5		
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
No Component	94%							
Roof								
Modified Bitumen	20%	Now	$300	2038	* *			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 15%								
Location : Rear Of Building								
Slate	80%	0-2	$1,400	LIFE	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Roof								
Soffits								
Stucco Cement	80%			2046	* *	5		
Wood	20%			2046	* *	5		
Interior								
Floors								
Cast in Place Concrete	35%			LIFE	* *	5	$1,200	
Ceramic Tile	15%			2036	* *	5	$100	
Quarry Tile	15%			2038	* *	5	$200	
Terrazzo	35%	4+	$1,200	LIFE	* *	5	$200	
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Front Entry Lobby								
Interior Walls								
Plaster	100%	2-4	$800	LIFE	* *	5	$500	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Bathrooms								
Ceilings								
Gypsum Board	20%			LIFE	* *	5-10	$500	
Plaster	80%			LIFE	* *	5-10	$1,100	
Site Enclosure								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN CHILDREN'S GARDEN HOUSE
Asset # : 14743

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Wood	100%	0-2	$500	2031	$4,600			
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
Location : Children's Garden								
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%			2042	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Main Service Disconnect Switch Rated At 200 Amperes.								
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Molded Case Bkrs	100%			2041	* *	5		
Wiring								
Thermoplastic	100%			2043	* *	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2033	$4,000	10	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Compact Fluorescent Lights								
Exterior Lighting								
Incandescent	30%			2033	$900	2		
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	$1,100	1	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : CCTV Surveillance Camera								
Fire/Smoke Detection								
Generic, Analog	100%			2033	$1,500	1-3	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Horns								

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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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2053	* *	1		
Conversion Equipment								
Heat Pump Air Sourced	100%			2031		2	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Attic								
Explanation : 1 Unit								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$500	
Terminal Devices								
Fan Coil Unit/Heat	100%			2033	$13,900	1	$200	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Heat Pump Air Sourced	100%			2031	$8,400	2		
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 1 Unit In Attic								
Terminal Devices								
Fan Coil - 2 Pipe	100%			2033	$17,200	1	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Electric	100%			2028	$23,100	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Attic								
Explanation : 20 Gallon Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	50%							
Generic	50%			2059	* *	1-2	$100	

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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 : 14-Oct-2022

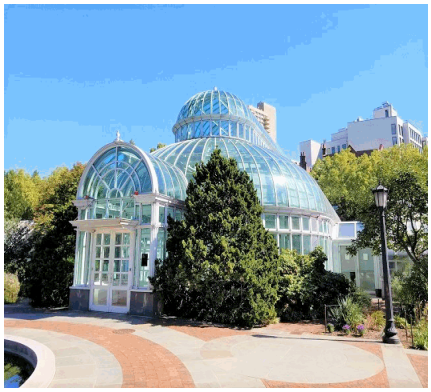
DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **BROOKLYN BOTANIC GARDEN PALM HOUSE**
Address : **1000 WASHINGTON AVE.**
Borough : **BROOKLYN**
Program / Asset # : **DCA0012.020 / 2231**
Area Sq Ft : **39,063**
Date of Survey : **29-Sep-2021**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **1183** **Lot** : **1**

Agency's Number : **N/A**
Yr Built/Renovated : **1916 /**
Project Type : **CULTURAL AFFAIRS**
Landmark Status : **NONE**
BIN : **3378179**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$434,400	$491,000
Interior Architecture	$118,300	
Electrical		$741,300
Mechanical		$1,631,900
Total	**$552,700**	**$2,864,200**
Importance Code A	$434,400	$491,000
Importance Code B	$118,300	$2,373,300
Total	**$552,700**	**$2,864,200**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$75,800		$1,100	
Interior Architecture	$419,300		$4,400	$8,400
Electrical	$1,500	$1,500	$2,000	$1,500
Mechanical	$69,000	$25,500	$26,000	$44,700
Site Pavements	$5,500			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$575,100**	**$30,900**	**$37,400**	**$58,500**
Importance Code A	$76,300	$500	$1,500	$500
Importance Code B	$399,800	$30,500	$35,800	$58,000
Importance Code C	$99,000			
Total	**$575,100**	**$30,900**	**$37,400**	**$58,500**



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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN PALM HOUSE
Asset # : 2231

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	3%	Now	$24,600	LIFE	* *	5	$1,000	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Chimney								
Worn/Eroded, Extent : Moderate, Area Affected : 5%								
Location : Chimney								
Metal Coiling Doors	2%			2046	* *	5	$2,100	
Stucco Cement	15%	Now	$14,100	2038	* *	5	$6,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Low Section Of East Facade								
Window Wall	30%	Now	$10,600	2053	* *	5	$19,100	
Glazing Clouded, Extent : Moderate, Area Affected : 10%								
Location : Shading Film Deteriorated								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Hall								
Explanation : Rounded Surfaces With Iron Members								
Window Wall	50%			2053	* *	5	$63,600	
Windows								
Aluminum	100%	Now	$18,200	2041	* *	5	$400	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Classrooms And Offices								
Hardware Missing, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Roof								
Modified Bitumen	30%	Now	$8,400	2038	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Offices								
Sloped Glazing	40%			LIFE	* *	5	$561,100	
Sloped Glazing	30%	Now	$153,900	LIFE	* *	5	$210,400	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%								
Location : Main Hall								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Hall								
Explanation : Curved Glass With Iron Members								
Interior								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN PALM HOUSE
Asset # : 2231

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	25%	Now	$252,500	2035	* *	3	$21,900	
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Main Hall								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Main Hall								
Cast in Place Concrete	30%			LIFE	* *	5	$76,700	
Ceramic Tile	5%	Now	$3,200	2042	* *	5	$1,500	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Basement Staff Mens And Staff Womens Bathrooms								
Marble Panels	5%			LIFE	* *	5	$4,400	
Quarry Tile	10%			2046	* *	5	$8,800	
Terrazzo	10%			LIFE	* *	5	$9,100	
Vinyl Tile	15%	2-4	$118,300	2038	* *	3	$3,300	
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Hallway And Offices								
Interior Walls								
Cast in Place Concrete	15%			LIFE	* *	10	$31,900	
Ceramic Tile	5%	Now	$4,600	2042	* *	5	$2,100	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Basement Staff Mens And Staff Womens Bathrooms								
Concrete Masonry Unit	30%			LIFE	* *	5	$20,400	
Gypsum Board	50%			LIFE	* *	5-10	$72,300	
Ceilings								
AcousTileSusp.Lay-In	45%	4+	$8,500	2046	* *	5	$13,200	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Hallway And Offices								
Exposed Struc: Concrete	20%			LIFE	* *	5-10	$14,600	
Metal Panel	5%			LIFE	* *	5	$7,300	
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Sloped Glass Roof. No Ceiling								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	* *			
Site Pavements								
On-Site Walkways								
Panel/Paver: Cer/Brk	50%			2049	* *	5	$11,000	
Pavers/Stone	50%			2042	* *			
Parking/Driveway								
Asphalt	75%			2042	* *			
Cast in Place Concrete	25%			2046	* *			

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN PALM HOUSE
Asset # : 2231

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2041	* *	5	$100	
Molded Case Bkrs	90%			2041	* *	5	$900	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$300	
Lighting								
Interior Lighting								
Fluorescent	65%			2033	$404,800	10	$23,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement, 1st Floor								
Explanation : T-8 Lamps								
Fluorescent	25%			2033	$155,700	10	$9,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Compact Fluorescent Lights								
Incandescent	10%			2033	$55,800	2	$100	
Egress Lighting								
Emergency, Battery	50%			2033	$32,000	10	$4,700	
Exit, Service	50%			2033	$8,200	1		
Exterior Lighting								
HID	30%			2033	$53,400	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	$71,600	1	$14,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Under Construction	100%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	25%			2043	* *	1		
HTHW/HW	75%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Hot Water Provided By Administration Building								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN PALM HOUSE
Asset # : 2231

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	25%			2033	$29,700	1	$4,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Rooftop Package Units								
Heat Exchanger, Shell & Tube	75%			2036	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room In Administration Building								
Explanation : 1 Unit								
Distribution								
Hot Wtr Piping/Pump	75%	0-2	$18,800	2041	* *	4	$1,400	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Inside Pipings, Various Locations								
No Component	25%							
Terminal Devices								
Air Handler	20%			2028	$143,600	1	$4,800	
Convector/Radiator	40%			2031	$124,800	1	$5,100	
Fan Coil Unit/Heat	20%			2028	$189,200	1	$2,500	
No Component	20%							
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2033	$281,400	1	$9,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Rooftop Units With R-410a								
Split Unit	50%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof And 1st Floor.								
Explanation : 10 Units With R-410a								
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2043	* *	4	$1,000	
No Component	50%							
Terminal Devices								
Air Handler/Cool/Ht	25%			2028	$185,100	1	$6,000	
Fan Coil - 2 Pipe	50%			2038	* *	1	$6,300	
Fan Coil - 4 Pipe	25%			2028	$362,800	1	$3,200	
Heat Rejection								
Air Cooled Condenser Unit	50%			2033	$55,200	2	$13,600	
Dry Cooler	50%			2038	* *	2	$13,600	
Ventilation								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN PALM HOUSE
Asset # : 2231

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$17,200	
No Component	50%							
Exhaust Fans								
Interior	30%			2028	$50,800	2	$400	
Roof	30%			2033	$22,200	2	$400	
No Component	40%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 1st To 2nd Floor								
Explanation : One Unit. It Goes Down Frequently								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$19,700	
Sprinkler								
No Component	60%							
Generic	40%			2043	* *	1-2	$4,400	
Chemical System								
Generic	100%			2028	$239,100	1-3	$242,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen, Covers 60 Square Feet.								
Explanation : 2 Sets								

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **BROOKLYN BOTANIC GARDEN SERVICE GARAGE**		
Address	: **1000 WASHINGTON AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0012.030 / 2950**	**Yr Built/Renovated**	: **1999 /**
Area Sq Ft	: **4,756**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **29-Sep-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,Mez**		
Block	: **1183** **Lot** : **1**	**BIN**	: **3337842**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$57,800	
Mechanical		$119,300
Total	**$57,800**	**$119,300**
Importance Code A	$57,800	
Importance Code B		$119,300
Total	**$57,800**	**$119,300**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$44,100			
Interior Architecture	$44,700			
Electrical			$100	
Mechanical	$19,400	$8,500	$8,700	$18,000
Site Pavements	$47,300			
Total	**$155,500**	**$8,500**	**$8,800**	**$18,000**
Importance Code A	$44,300	$200	$200	$200
Importance Code B	$63,000	$8,300	$8,600	$17,700
Importance Code C	$48,200			
Total	**$155,500**	**$8,500**	**$8,800**	**$18,000**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN SERVICE GARAGE
Asset # : 2950

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Exposed Struc: Steel	5%	2-4	$2,500	LIFE	* *	5	$4,700	
Paint Peeling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Metal Panel	60%	2-4	$57,800	2053	* *	5	$33,500	
Paint Peeling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Metal Coiling Doors	15%	0-2	$23,300	2046	* *	5	$7,000	
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Middle Overhead Door								
Window Wall	20%			2053	* *	5	$22,300	
Parapets								
Metal Panel	100%			2053	* *	5		
Roof								
Fiberglass Panel	10%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Bridge								
Explanation : Polycarbonate Panels Bridge Covering								
Single Ply Membrane	90%	Now	$18,200	2038	* *			
Blisters, Extent : Light, Area Affected : 10%								
Location : Roof								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Garage								
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Shade Structure And Bridge Structure								
Explanation : Steel Structure								
Interior								
Floors								
Cast in Place Concrete	100%	4+	$29,600	LIFE	* *	5	$15,600	
Horizontal Cracks, Extent : Light, Area Affected : 5%								
Location : Garage Floor								
Interior Walls								
Gypsum Board	15%			LIFE	* *	5-10	$400	
Metal Panel	85%			LIFE	* *	10	$600	
Ceilings								
Exposed Struc: Steel	100%			LIFE	* *	10	$14,200	
Site Enclosure								
Fence/Gates								
Chain Link	15%			2053	* *			
Iron Picket	85%			2068	* *			
Site Pavements								

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN SERVICE GARAGE
Asset # : 2950

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Steel Grating	100%			2053	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Bridge And Stair Walkway								
Explanation : Steel Grate Stair And Bridge Connector								
Parking/Driveway								
Cast in Place Concrete	100%	Now	$47,300	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Between Two Garage Buildings								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Molded Case Bkrs	100%			2041	* *	5	$100	
Wiring								
Thermoplastic	100%			2043	* *	1		
Lighting								
Interior Lighting								
LED	100%			2041	* *			
Egress Lighting								
Exit, Battery	100%			2033	$6,600	10	$300	
Exterior Lighting								
LED	30%			2041	* *			
No Component	70%							
Alarm								
Fire/Smoke Detection								
Under Construction	100%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Furnace	100%			2033	$14,400	1	$2,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : 6 Units								
Ventilation								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN SERVICE GARAGE
Asset # : 2950

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$4,200	
Exhaust Fans								
Roof	100%			2033	$9,000	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2053	* *	1		
No Component	80%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fire Suppression								
Sprinkler								
Generic	100%			2053	* *	1-2	$1,300	
Chemical System								
Dry	100%			2028	$119,300	1-3	$118,400	

Other Observation, Extent : N/A, Area Affected : 100%
Location : Outside The Building, Covers 30 Square Feet.
Explanation : For Refuel Station

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **BROOKLYN BOTANIC GARDEN STEINHARDT CONSERVATORY**
Address : **1000 WASHINGTON AVE.**
Borough : **BROOKLYN**
Agency's Number : **N/A**
Program / Asset # : **DCA0012.010 / 2375**
Yr Built/Renovated : **1988 /**
Area Sq Ft : **57,143**
Project Type : **CULTURAL AFFAIRS**
Date of Survey : **29-Sep-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1**
Block : **1183** **Lot** : **1** **BIN** : **3378179**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$306,900	$203,900
Interior Architecture	$327,600	
Electrical		$609,300
Mechanical	$185,100	$1,302,700
Total	**$819,500**	**$2,115,900**
Importance Code A	$306,900	$203,900
Importance Code B	$512,600	$1,912,100
Total	**$819,500**	**$2,115,900**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$58,400		$2,000	
Interior Architecture	$166,500		$76,500	$4,300
Electrical	$7,200	$6,200	$9,300	$6,200
Mechanical	$68,100	$5,100	$6,200	$5,100
Site Enclosure	$11,300			
Site Pavements			$1,200	
Elevators/Escalators	$7,900	$7,900	$7,900	$7,900
Total	**$319,400**	**$19,200**	**$103,000**	**$23,500**
Importance Code A	$58,400		$2,000	
Importance Code B	$193,500	$19,200	$99,900	$22,600
Importance Code C	$67,400		$1,200	$900
Total	**$319,400**	**$19,200**	**$103,000**	**$23,500**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN STEINHARDT CONSERVATORY
Asset # : 2375

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	13%	0-2	$53,000	2053	* *	5	$15,300	
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Along Washington Avenue								
Metal Coiling Doors	2%			2046	* *	5	$3,900	
Stucco Cement	12%	Now	$41,800	2046	* *	5	$9,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout And Around Windows Along Washington Avenue								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : At The Base Of Both Greenhouses								
Window Wall	73%	Now	$136,200	2053	* *	5	$86,100	
Air Infiltration, Extent : Moderate, Area Affected : 25%								
Location : Green Houses								
Windows								
Aluminum	98%	Now	$5,800	2049	* *	5	$1,200	
Hardware Missing, Extent : Moderate, Area Affected : 20%								
Location : Green Houses								
Metal Louvers	2%	2-4	$300	2042	* *			
Deformed/Dented, Extent : Moderate, Area Affected : 5%								
Location : Loading Dock								
Roof								
Paver: Asphalt	15%	Now	$10,600	2042	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Into Lower Conservatory								
Sloped Glazing	85%			LIFE	* *	5	$235,500	
Interior								
Floors								
Carpet	5%			2026	$73,900	3	$8,600	
Cast in Place Concrete	20%	2-4	$28,400	LIFE	* *	5	$37,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement Hallway								
Ceramic Tile	3%			2042	* *	5	$2,600	
Panel/Paver: Cer/Brk	42%	Now	$167,000	2049	* *	5	$40,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Slate	5%			LIFE	* *	5	$9,100	
Vinyl Tile	25%			2038	* *	3	$8,000	
Interior Walls								
Cast in Place Concrete	2%	Now	$4,400	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Corridor To Palm House								
Ceramic Tile	3%			2042	* *	5	$1,800	
Concrete Masonry Unit	25%			LIFE	* *	5	$11,900	
Gypsum Board	70%			LIFE	* *	5-10	$70,800	

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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
BROOKLYN BOTANIC GARDEN STEINHARDT CONSERVATORY
Asset # : 2375

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%	Now	$27,800	2046	* *	5	$8,600	
Staining/Discoloring, Extent : Light, Area Affected : 20%								
Location : Throughout								
Exposed Struc: Concrete	20%			LIFE	* *	5-10	$21,400	
Exposed Struc: Concrete	5%			LIFE	* *	5-10	$5,300	
Exposed Struc: Steel	40%	2-4	$160,600	LIFE	* *			
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Propogation Room, Green House And Entry Foyer								
Gypsum Board	10%			LIFE	* *	5-10	$29,400	
Metal Panel	5%			LIFE	* *	5	$10,700	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	$11,300	2068	* *			
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Gate And Along Washington Avenue								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
On-Site Walkways								
Asphalt Macadam	50%			2046	* *	5	$2,300	
Cast in Place Concrete	30%			2046	* *			
Panel/Paver: Concrete	20%			2053	* *			
Parking/Driveway								
Asphalt	100%			2042	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	30%			2043	* *	5	$100	
Molded Case Bkrs	70%			2043	* *	5	$1,100	
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Molded Case Bkrs	100%			2041	* *	5	$1,500	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$400	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific 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
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	$17,600	
Generators								
Diesel	100%			2036	* *	1	$22,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated At 100 Kilowatts								
Batteries								
Lead/Acid	100%			2026	$2,400	5	$2,100	
Fuel Storage								
Day Tank	10%			2041	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 75 Gallons Rated Capacity								
Main Tank	90%			2048	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Underground								
Explanation : 500 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	20%			2033	$182,200	10	$10,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : T-8 Lamps								
Fluorescent	10%			2033	$91,100	10	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Garage								
Explanation : T-12 Lamps								
Fluorescent	10%			2033	$91,100	10	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Compact Fluorescent Lights								
HID	10%			2033		10	$200	
Incandescent	30%			2033	$244,900	2	$400	
LED	20%			2041	* *			
Egress Lighting								
Emergency, Service	50%			2033	$17,200	1		
Exit, Service	50%			2028	$12,000	1		

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN STEINHARDT CONSERVATORY
Asset # : 2375

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
Fluorescent	20%			2033	$44,500	10	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : Compact Fluorescent Lights								
HID	10%			2028	$26,000	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$21,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Under Construction	100%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Hot Water Comes From Administration Building								
Conversion Equipment								
Heat Exchanger, Shell & Tube	100%			2029	$238,100			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room Of Adjacent Building.								
Explanation : Hot Water Comes From Adjacent Building								
Distribution								
Hot Wtr Piping/Pump	100%	Now	$122,000	2058	* *	4	$2,800	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Underground Of The Buildings.								
Explanation : The Entire Distribution Pipes From Administration Are Inoperable Due To Damaged.								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific 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
Heating								
Terminal Devices								
Air Handler	10%	2-4	$63,000	2043	* *	1	$3,200	
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : In The Garage								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : In The Garage								
Convector/Radiator	40%			2031	$182,500	1	$7,400	
Fan Coil Unit/Heat	25%	0-2	$34,600	2028	$345,900	1	$4,100	
Other Observation, Extent : Moderate, Area Affected : 70%								
Location : Various Locations								
Explanation : Inefficient Units								
Unit Heater - Steam	25%			2028	$79,300	4	$2,000	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2033	$164,700	1	$5,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Palm House Roof.								
Explanation : 1 Unit With R-407c.								
Exterior Pkg Unit - Cooling	20%	0-2	$24,500	2028	$122,400	2	$600	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units On Palm House Roof.								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Palm House Roof.								
Explanation : Inefficient Units.								
No Component	60%							
Terminal Devices								
Fan Coil - 4 Pipe	20%			2028	$169,800	1	$3,700	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2033	$12,900	2	$8,000	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$15,100	
No Component	70%							
Exhaust Fans								
Interior	10%			2028	$24,800	2	$200	
Roof	20%			2028	$21,700	2	$400	
Wall Unit	10%			2028	$2,400	2	$200	
No Component	60%							
Plumbing								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN STEINHARDT CONSERVATORY
Asset # : 2375

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Electric	20%			2028	$4,600	4		
Gas Fired	20%			2031	$3,300	2		
No Component	60%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Administration Building								
Explanation : Hot Water Comes From Adjacent Building								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Passenger Unit From 1st To 2nd Floor. Two Freight Hoists From Basement To 1st Floor								
Explanation : 3 Units. Two Freight Hoists								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$28,800	

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

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **BROOKLYN BOTANIC GARDEN VISITOR CENTER**		
Address	: **1000 WASHINGTON AVE @ PRESIDENT ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0012.040 / 14730**	**Yr Built/Renovated**	: **2012 /**
Area Sq Ft	: **21,290**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **30-Sep-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1**		
Block	: **1183** **Lot** : **1**	**BIN**	: **3337842**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture		$76,000
Interior Architecture	$99,300	$52,300
Mechanical		$661,400
Site Pavements	$73,500	$736,700
Total	**$172,700**	**$1,526,400**
Importance Code A		$76,000
Importance Code B	$172,700	$713,700
Importance Code C		$736,700
Total	**$172,700**	**$1,526,400**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$117,300			
Interior Architecture	$83,600	$5,300	$1,200	
Electrical	$2,600	$2,000	$2,500	$2,000
Mechanical	$29,100	$33,700	$19,500	$17,800
Site Pavements	$38,600	$1,200	$1,200	$9,000
Elevators/Escalators	$7,900	$7,900	$7,900	$7,900
Total	**$279,200**	**$50,000**	**$32,300**	**$36,700**
Importance Code A	$118,500	$500	$1,200	$500
Importance Code B	$76,100	$48,300	$29,900	$27,200
Importance Code C	$84,500	$1,200	$1,200	$9,000
Total	**$279,200**	**$50,000**	**$32,300**	**$36,700**

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 VISITOR CENTER
Asset # : 14730

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	$62,300	
Exposed Struc: Steel	5%			LIFE	* *	5	$19,500	
Pre-Cast Concrete	20%			LIFE	* *	5	$81,000	
Window Wall	65%	Now	$24,000	2059	* *	5	$76,000	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%								
Location : Gift Shop And Event Space								
Windows								
Metal Louvers	100%			2046	* *	10		
Roof								
Green, Roof Inaccessible	65%			LIFE	* *			
Metal Panel	20%	Now	$11,900	2046	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Valley Of Roof At Gift Shop								
No Component	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Covered Walkway								
Explanation : Material Special Gauge Glass								
Soffits								
Exposed Struc: Steel	10%			LIFE	* *	5		
Pre-Cast Concrete	90%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	75%	Now	$99,300	LIFE	* *	5	$52,300	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Electrical Room								
Mosaic Tile	3%			2050	* *	5	$2,400	
Quarry Tile	7%			2050	* *	5	$3,300	
Sheet Vinyl/Rubber	5%			2041	* *	5	$2,400	
Wood	10%			2068	* *	5	$6,000	
Interior Walls								
Cast in Place Concrete	2%			LIFE	* *	10	$2,200	
Concrete Masonry Unit	33%			LIFE	* *	5	$11,900	
Fiberglass Panel	10%			LIFE	* *	10	$1,100	
Glass: Single Pane	5%			LIFE	* *	5	$3,400	
Gypsum Board	35%			LIFE	* *	5-10	$26,800	
Mosaic Tile	5%			LIFE	* *	10	$1,400	
Wood	10%			LIFE	* *	5	$36,000	
Ceilings								
AcousTileSusp.Lay-In	15%			2050	* *	5	$4,800	
Exposed Struc: Steel	35%			LIFE	* *	10	$22,300	
Gypsum Board	50%	Now	$13,600	LIFE	* *	5	$19,900	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Gift Shop								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2077	* *			

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN VISITOR CENTER
Asset # : 14730

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2077	* *			
Retaining Walls								
Cast in Place Concrete	100%			2077	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	50%	0-2	$1,700	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : In Front Of Main Entrance								
Pavers/Stone	50%	Now	$73,500	2042	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
Location : Front Entry								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Front Entry								
On-Site Walkways								
Cast in Place Concrete	80%			2050	* *			
Wood	20%	2-4	$36,800	2031	$736,700	1-3	$34,500	
Split/Cracked, Extent : Light, Area Affected : 10%								
Location : Exterior Stairs								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Transformers								
Dry Type	100%			2046	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 30 Kilovolt Amperes, 208 Volts Primary, 120 Volts Secondary								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$100	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	30%			2049	* *	5	$100	
Molded Case Bkrs	70%			2049	* *	5	$400	
Wiring								
Thermoplastic	100%			2053	* *	1		

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN VISITOR CENTER
Asset # : 14730

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	10%			2046	* *	5		
Variable Frequency Drive	90%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$600	
Lighting								
Interior Lighting								
Fluorescent	20%			2038	* *	10	$3,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : T-8 Lamps								
Fluorescent	20%			2038	* *	10	$3,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Compact Fluorescent Lights								
Incandescent	60%			2038	* *	2	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Halogen Lights								
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$2,600	
Exit, LED	50%			2061	* *	1		
Exterior Lighting								
HID	30%			2038	* *	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$8,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement, Hallways, Galleries, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$13,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	50%			2059	* *	1		
Natural Gas	50%			2053	* *	1		

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN VISITOR CENTER
Asset # : 14730

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Pump Air Sourced	50%			2034	* *	2	$3,300	
Hot Water Boiler	50%			2046	* *	1	$5,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit								
Distribution								
Hot Wtr Piping/Pump	50%			2049	* *	4	$800	
No Component	50%							
Terminal Devices								
Air Handler	50%			2038	* *	1	$6,600	
Fan Coil Unit/Heat	50%			2038	* *	1	$3,400	
Air Conditioning								
Energy Source								
Electricity	100%			2055	* *	1		
Conversion Equipment								
Heat Pump Air Sourced	100%			2034	* *	2	$1,300	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement								
Terminal Devices								
Air Handler/Cool/Ht	50%			2038	* *	1	$6,600	
Fan Coil - 4 Pipe	50%			2033	$395,500	1	$3,400	
Heat Rejection								
Geothermal	100%			2061	* *	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$18,800	
Exhaust Fans								
Interior	100%			2038	* *	2	$700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Gas Fired	10%	0-2	$2,700	2031	$6,700	2		
Not in Service, Extent : Moderate, Area Affected : 50%								
Location : Unit No.1, Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units At 120 Gallons								
Gas Fired	90%			2031	$60,000	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$1,500	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Room No. 010								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future 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 VISITOR CENTER
Asset # : 14730

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sump Pump(s)								
Submersible	100%			2027	$600	4	$700	
Backflow Preventer								
Generic	100%			2038	* *	1	$1,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 1st Floor								
Explanation : 2 Units								
Fire Suppression								
Sprinkler								
Generic	100%			2059	* *	1-2	$6,000	
Chemical System								
Generic	100%			2031	$199,200	1-3	$186,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen, Covers 50 Square Feet.								
Explanation : 1 Set								

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

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	: **27-Mar-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **1229** **Lot** : **1**	**BIN**	: **3031049**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$372,200	$55,300
Interior Architecture	$67,500	$122,000
Electrical	$737,900	$963,400
Mechanical	$723,500	$1,786,500
Site Pavements		$57,200
Total	**$1,901,200**	**$2,984,400**
Importance Code A	$500,900	$55,300
Importance Code B	$1,400,400	$2,749,900
Importance Code C		$179,200
Total	**$1,901,200**	**$2,984,400**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$32,800	$58,400	$9,300	
Interior Architecture	$242,800		$5,800	$30,900
Electrical	$28,900	$23,600	$11,200	$11,700
Mechanical	$31,000	$54,700	$70,600	$38,100
Site Enclosure	$15,200			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$354,600**	**$140,700**	**$100,800**	**$84,600**
Importance Code A	$50,700	$63,700	$14,400	$5,100
Importance Code B	$301,500	$77,000	$86,400	$79,500
Importance Code C	$2,400			
Total	**$354,600**	**$140,700**	**$100,800**	**$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.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN CHILDREN'S MUSEUM
Asset # : 2601

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$27,700	
Metal Panel	10%			2050	* *	5-10	$76,100	
Mosaic Tile	55%	2-4	$240,600	2050	* *			
Caulking Deteriorated, Extent : Light, Area Affected : 10%								
Location : Tile Expansion Joints								
Pre-Cast Concrete	5%			LIFE	* *	5	$18,000	
Stucco Cement	15%			2043	* *	5	$41,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : South And West Buildings Facing Rear Yard								
Explanation : This Is Actually Exterior Insulation And Finish Systems								
Window Wall	1%	Now	$32,800	2050	* *	5	$2,100	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : West Elevation On Brooklyn Avenue Side								
Window Wall	9%			2050	* *	5	$37,400	
Windows								
Aluminum	87%			2046	* *	5	$7,600	
Metal Louvers	3%			2039	* *	10	$1,600	
Steel	10%			2046	* *	5	$11,000	
Parapets								
Cast in Place Concrete	40%			LIFE	* *	5	$15,900	
Metal Panel	3%			2050	* *	5	$400	
Stucco Cement	5%			2043	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : South And West Buildings Facing Rear Yard								
Explanation : This Is Actually Exterior Insulation And Finish Systems								
No Component	52%							
Roof								
Exposed Struc: Steel	15%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Plaza Roof								
Explanation : This Is Actually A Canopy Structure								
Panel/Paver: Cer/Brk	40%	Now	$131,600	2050	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Mosaic Tile Roof								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Mosaic Tile Roof								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Mosaic Tile Roof								
Plaza Roof: Stone Panels	30%			2050	* *			
Single Ply Membrane	15%			2035	* *	10	$18,800	
Soffits								
Ceramic Tile	50%			2050	* *	10		
Stucco Cement	50%			2043	* *	5		
Interior								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN CHILDREN'S MUSEUM
Asset # : 2601

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	40%	Now	$213,600	2029	$1,068,200	3	$92,800	
Loose Units, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Cast in Place Concrete	10%			LIFE	* *	5	$33,800	
Ceramic Tile	5%			2039	* *	5	$7,700	
Vinyl Tile	30%			2035	* *	3	$17,400	
Wood	15%	0-2	$67,500	2058	* *	5	$21,700	
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Stairs To 2nd Floor And Cafeteria								
Interior Walls								
Cast in Place Concrete	15%			LIFE	* *			
Ceramic Tile	3%			2039	* *	5	$4,800	
Concrete Masonry Unit	5%			LIFE	* *	5	$3,200	
Glass: Single Pane	2%			LIFE	* *	5	$2,400	
Gypsum Board	60%			LIFE	* *	5	$57,800	
Masonry: Brick	5%			LIFE	* *			
Wood	10%			LIFE	* *	5	$64,200	
Ceilings								
AcousTileSusp.Lay-In	35%	Now	$17,600	2043	* *	5	$27,100	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : 2nd Floor Corridor By Rooftop Plaza Window								
Exposed Struc: Concrete	5%			LIFE	* *	5	$1,200	
Exposed Struc: Steel	45%			LIFE	* *			
Exposed Struc: Wood	5%			LIFE	* *			
Gypsum Board	10%	4+	$5,300	LIFE	* *	5	$19,300	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : 2nd Floor Library By Rooftop Plaza Window								
Water Penetration, Extent : Light, Area Affected : 1%								
Location : 2nd Floor Library By Rooftop Plaza Window								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	* *			
Retaining Walls								
Cast in Place Concrete	100%	Now	$15,200	2065	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : South Side Adjacent To Park								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	* *			

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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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	70%			2043	* *			
Pavers/Stone	30%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Entry And Ramp								
Explanation : This Is Actually Pre-cast Concrete Panels								
Parking/Driveway								
Asphalt	70%			2033	$57,200			
Cast in Place Concrete	30%			2043	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2050	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Electrical Room								
Explanation : 4,000 Ampere Service Switch								
Photovoltaic Panel(s)	10%			2039	* *	1		
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	* *	5	$400	
Raceway								
Conduit	50%			2050	* *	1		
Conduit	50%			2040	* *	1		
Panelboards								
Fused Disc Sw	15%			2046	* *	5	$400	
Molded Case Bkrs	40%			2046	* *	5	$1,100	
Molded Case Bkrs	45%			2038	* *	5	$1,200	
Wiring								
Thermoplastic	50%			2040	* *	1		
Thermoplastic	50%			2050	* *	1		
Motor Controllers								
Locally Mounted	80%			2043	* *	5	$600	
Variable Frequency Drive	20%			2043	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : For Geothermal Pumps								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	* *	1	$31,800	

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BROOKLYN CHILDREN'S MUSEUM
Asset # : 2601

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2039	* *	1	$40,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside The Building								
Explanation : 250 Kilowatt Generator								
Batteries								
Lead/Acid	100%			2024	$2,400	5	$3,800	
Fuel Storage								
Main Tank	100%			2058	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : 400 Gallon								
Lighting								
Interior Lighting								
Fluorescent	40%	Now	$13,200	2030	$658,700			
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout								
Damaged Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Bad Ballasts Throughout								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 10%								
Location : Mechanical Rooms								
HID	10%			2030		10	$300	
Incandescent	50%			2025	$737,900	2	$1,100	
Egress Lighting								
Emergency, Battery	50%			2035	* *	10	$12,500	
Exit, LED	50%			2058	* *	1		
Exterior Lighting								
Fluorescent	20%			2030	$80,500	10	$1,900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Exterior Soffits								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Operated Via Timer And Photocell								
HID	20%			2030	$94,100	10	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Operated Via Timer And Photocell								
LED	10%			2035	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Operated Via Timer And Photocell								
No Component	50%							
Alarm								

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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
Alarm								
Security System								
No Component	90%							
Generic	10%			2030	$18,900	1	$3,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entrances And Exterior								
Explanation : Cameras								
Fire/Smoke Detection								
No Component	50%							
Generic, Digital	50%			2030	$130,100	1-3	$32,800	

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	20%			2040	* *	1		
Natural Gas	60%			2040	* *	1		
Solar Panels	20%			2040	* *	2	$1,300	
Conversion Equipment								
Heat Exchanger, Plate & Frame	30%	Now	$15,300	2039	* *	1	$13,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Geothermal Wells Installed For Heat And Cooling Are Mostly Inactive Due To Clogging.								
Hot Water Boiler	20%	Now	$128,600	2035	* *	1	$9,200	
Broken, Extent : Severe, Area Affected : 30%								
Location : Faulty Controls With Boiler Serving New Wing In Basement.								
Corroded, Extent : Severe, Area Affected : 70%								
Location : New Wing Boiler Tubes And Headers In Basement.								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit Serves New Wing And 1 Unit Serves Existing. Building.								
Hot Water Boiler	50%			2035	* *	1	$25,500	
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$28,800	
Hot Wtr Piping/Pump	50%			2046	* *	4	$2,500	
Terminal Devices								
Air Handler	80%	0-2	$303,700	2035	* *	1	$46,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : See Air Conditioning Conversion Equipment And Terminal Devices.								
Fan Coil Unit/Heat	20%			2035	* *	1	$6,700	
Air Conditioning								
Energy Source								
Electricity	100%			2046	* *	1		

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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
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	40%	Now	$197,200	2028	$657,400	2	$2,000	
Broken, Extent : Severe, Area Affected : 80%								
Location : 50 Percent Of Unit Cooling Coils Are Isolated In Basement.								
Damaged, Extent : Severe, Area Affected : 20%								
Location : 1 Of 8 Heat Pumps Not Working At Unit In Basement.								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Geothermal Heat Pumps For Cooling And Boiler Water For Heating Of Old Building. Electric Reheat At Variable Air Volume Boxes.								
No Component	60%							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$134,400	
Terminal Devices								
Air Handler/Cool/Ht	60%	0-2	$94,000	2030	$469,800	1	$34,500	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Compressors At Air Handler.								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 4 Water Cooled Direct Expansion Units Serving The New Wing. Electric Reheat At Variable Air Volume Boxes.								
No Component	40%							
Heat Rejection								
Water Cooling Tower	100%			2031	$203,800	2	$104,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Northwest Sector At Grade.								
Explanation : Cooling Tower Reported To Have Never Been Used.								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$57,600	
Exhaust Fans								
Interior	90%			2030	$402,700	2	$2,800	
Roof	10%			2030	$19,600	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2025	$16,700	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 150 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN CHILDREN'S MUSEUM
Asset # : 2601

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	100%	4+	$7,100	LIFE	* *	1		
Blockage /Clogged, Extent : Light, Area Affected : 100%								
Location : Periodic Back Up In Basement.								
Sump Pump(s)								
Non-Submersible	100%			2030	$20,200	4	$2,200	
Sewage Ejector(s)								
Electric	100%			2030	$52,800	4	$4,100	
Backflow Preventer								
Generic	100%			2035	* *	1	$6,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 2nd Floor								
Explanation : 3 Units								
Fire Suppression								
Sprinkler								
Generic	100%			2050	* *	1-2	$28,900	

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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **BROOKLYN MUSEUM MAIN WINGS C, D, E, F, G, AND J**		
Address	: **200 EASTERN PKWY. @WASHINGTON AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0011.010 / 4119**	**Yr Built/Renovated**	: **1897 / 2004**
Area Sq Ft	: **237,036**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **15-Oct-2021**	**Landmark Status**	: **EXTERIOR LANDMARK**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,6**		
Block	: **1183** **Lot** : **26**	**BIN**	: **3029667**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$924,500	$405,000
Interior Architecture	$1,856,900	$3,327,500
Electrical	$97,600	$4,411,100
Mechanical	$357,000	$3,363,900
Site Enclosure	$124,500	
Site Pavements	$80,100	
Total	**$3,440,600**	**$11,507,500**
Importance Code A	$924,500	$405,000
Importance Code B	$1,021,900	$10,595,800
Importance Code C	$1,494,200	$506,700
Total	**$3,440,600**	**$11,507,500**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$164,600		$88,700	
Interior Architecture	$210,900		$75,000	$22,000
Electrical	$31,200	$29,400	$37,300	$31,600
Mechanical	$140,300	$75,500	$137,700	$84,700
Site Enclosure	$8,300			
Elevators/Escalators	$29,600	$29,600	$29,600	$29,600
Total	**$584,900**	**$134,500**	**$368,300**	**$167,900**
Importance Code A	$164,600		$88,700	
Importance Code B	$373,400	$134,500	$279,600	$167,900
Importance Code C	$46,800			
Total	**$584,900**	**$134,500**	**$368,300**	**$167,900**

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM MAIN WINGS C, D, E, F, G, AND J
Asset # : 4119

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$62,400	LIFE	* *	5	$24,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Spandrels At West Facade								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Spandrels At West Facade								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$151,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Addition J								
Explanation : Cast Stone Wall Panel System								
Masonry: Brick	15%	Now	$386,200	LIFE	* *	5	$14,600	
Horizontal Cracks, Extent : Moderate, Area Affected : 15%								
Location : Section G West Facade								
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 25%								
Location : Section C South Facade And Section G West Facade								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Section C South Facade								
Vertical Cracks, Extent : Severe, Area Affected : 5%								
Location : Exterior Of Stair D								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Stair D At Section C								
Masonry: Granite	5%			LIFE	* *	5	$7,300	
Masonry: Limestone	39%			LIFE	* *	5	$56,900	
Metal Coiling Doors	1%			2046	* *	5	$3,000	
Pre-Cast Concrete	10%			LIFE	* *	5	$63,200	
Window Wall	15%	Now	$9,500	2053	* *	5	$27,300	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Along Cafe								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM MAIN WINGS C, D, E, F, G, AND J
Asset # : 4119

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows								
Aluminum	35%			2049	* *	5	$1,200	
Aluminum	5%	Now	$8,500	2058	* *	5	$100	
Hardware Missing, Extent : Moderate, Area Affected : 25%								
Location : Stair D At Section C								
Caulking Deteriorated, Extent : Severe, Area Affected : 50%								
Location : Stair D At Section C								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Stair D At Section C								
Metal Clad	40%	Now	$71,000	2058	* *	5	$4,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Along Eastern Parkway								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Along Eastern Parkway								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Along Eastern Parkway								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Along Eastern Parkway								
Wood	20%	Now	$28,500	2058	* *	5	$3,300	
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : West Facade								
Split/Cracked, Extent : Moderate, Area Affected : 35%								
Location : West Facade								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : West Facade								
Parapets								
Masonry: Brick	25%	Now	$11,900	LIFE	* *	5	$1,700	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Connection Between Main Wing And H Wing								
Masonry: Limestone	55%			LIFE	* *	5-10	$46,900	
Metal Rail	20%			2046	* *	5-10	$25,300	

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BROOKLYN MUSEUM MAIN WINGS C, D, E, F, G, AND J
Asset # : 4119

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	5%			2038	* *	10	$5,400	
IRMA/Protected Membrane	15%			2038	* *	10	$16,100	
Paver Block Ballast, Extent : Light, Area Affected : 100%								
Location : Over Front Entrance								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Over Front Entrance								
Explanation : This Roof Is Described As American Hydrotech								
Metal Panel	15%			2046	* *	10	$29,500	
Paver: Asphalt	22%			2036	* *	10	$35,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sections C And G								
Explanation : Modified Membrane Under Concrete Pavers								
Plaza Roof: Stone Panels	15%			2043	* *			
Skylight, Metal/Glass	5%			2053	* *	10	$17,900	
Sloped Glazing	23%			LIFE	* *	5	$658,100	
Soffits								
Metal Panel	30%			2053	* *	5-10	$16,400	
Stucco Cement	70%			2046	* *	5	$13,900	
Interior								
Floors								
Carpet	10%	0-2	$102,700	2029	$513,400	3	$40,600	
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Offices								
Wrinkling, Extent : Moderate, Area Affected : 20%								
Location : Offices								
Cast in Place Concrete	15%			LIFE	* *	5	$177,700	
Ceramic Tile	5%			2042	* *	5	$13,500	
Granite Panels	5%	2-4	$64,300	LIFE	* *	5	$10,200	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
Location : Galleries								
Quarry Tile	5%			2046	* *	5	$20,300	
Terrazzo	20%			LIFE	* *	5	$84,600	
Vinyl Tile	15%			2038	* *	3	$15,200	
Vinyl Tile 9" X 9"	5%			2033	$2,561,700	3	$6,800	
Other Observation, Extent : N/A, Area Affected : 10%								
Location : 4th And 6th Floor Galleries								
Explanation : 9x9 Vinyl Tile								
Wood	20%			2061	* *	5	$101,600	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM MAIN WINGS C, D, E, F, G, AND J
Asset # : 4119

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$88,900	2042	* *	5	$37,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Staff Bathrooms								
Concrete Masonry Unit	5%			LIFE	* *	5	$60,300	
Gypsum Board	25%			LIFE	* *	5-10	$640,900	
Masonry: Brick	3%			LIFE	* *	10	$13,600	
Plaster	57%			LIFE	* *	5-10	$730,600	
Plaster	5%	Now	$393,300	LIFE	* *	5	$22,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Stair D At Section C								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Stair D At Section C								
Ceilings								
AcousTileConcealSpLn	15%			2046	* *	5	$51,200	
AcousTileSusp.Lay-In	25%			2046	* *	5	$68,300	
Glass: Susp Panels	10%			LIFE	* *	10	$20,500	
Gypsum Board	20%			LIFE	* *	5-10	$187,800	
Plaster	5%	Now	$89,100	LIFE	* *	5	$8,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Building C, Stair D And Penthouse								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Building C And Stair D								
Plaster	25%			LIFE	* *	5-10	$117,400	
Site Enclosure								
Fence/Gates								
Iron Picket	80%			2068	* *			
Masonry: Fieldstone	20%	0-2	$3,100	2053	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Washington Avenue								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Washington Avenue								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Washington Avenue								
Explanation : This Is Actually A Granite Fence Base								
Free Standing Walls								
Cast in Place Concrete	40%			2068	* *			
Masonry: Fieldstone	60%	4+	$124,500	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Front Entry Area								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Entry Area								
Explanation : This Is Actually Granite Clad Walls								

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM MAIN WINGS C, D, E, F, G, AND J
Asset # : 4119

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	50%			2068	* *			
Masonry: Fieldstone	50%	Now	$5,200	2053	* *			
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%								
Location : Front Entry Area								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Base Of Retaining Walls At Front Plaza								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Entry Area								
Explanation : This Is Actually A Granite Clad Wall								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$80,100	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Washington Avenue Side								
On-Site Walkways								
Cast in Place Concrete	90%			2038	* *			
Pavers/Stone	10%			2042	* *			
Parking/Driveway								
Asphalt	100%			2036	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2046	* *	5	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two 750 Kilovolt Amperes, 480/208/120 Volts								
Switchgear / Switchboard								
Fused Disc Sw	30%			2053	* *	5	$300	
Molded Case Bkrs	70%	2-4	$97,600	2063	* *	5	$2,200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	70%			2033	$99,300	1		
Conduit	30%			2053	* *	1		
Panelboards								
Molded Case Bkrs	70%			2032	$134,800	5	$4,400	
Molded Case Bkrs	30%			2049	* *	5	$1,900	
Wiring								
Thermoplastic	50%			2053	* *	1		
Thermoplastic	50%			2043	* *	1		

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Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM MAIN WINGS C, D, E, F, G, AND J
Asset # : 4119

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	30%			2031	$475,100	5	$500	
Motor Control Center	60%			2046	* *	5	$3,900	
Variable Frequency Drive	10%			2046	* *			
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	$72,900	
Lighting								
Interior Lighting								
Fluorescent	2%			2038	* *	10	$4,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Compact Fluorescent Lights								
Fluorescent	6%			2038	* *	10	$13,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Offices								
Explanation : T-5 Lamps								
Incandescent	80%			2028	$2,973,600	2	$4,200	
LED	12%			2041	* *			
Egress Lighting								
Emergency, Service	47%			2033	$73,600	1		
Emergency, Battery	3%			2033	$12,800	10	$1,700	
Exit, LED	5%			2061	* *	1		
Exit, Service	45%			2033	$49,300	1		
Exterior Lighting								
HID	15%			2033	$177,800	10	$100	
No Component	85%							
Alarm								
Security System								
Generic	100%			2033	$477,000	1	$88,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Galleries, Basement, Hallways, Storage, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$146,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM MAIN WINGS C, D, E, F, G, AND J
Asset # : 4119

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Steam From Wing H								
Conversion Equipment								
Heat Exchanger, Shell & Tube	10%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : 2 Units								
No Component	90%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Steam From Wing H								
Distribution								
Hot Wtr Piping/Pump	10%			2041	* *	4	$1,800	
Steam Piping/Pump	90%	0-2	$54,900	2043	* *			
Corroded, Extent : Moderate, Area Affected : 25%								
Location : Various Locations								
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Terminal Devices								
Air Handler	55%	0-2	$105,200	2028	$263,000	1	$72,600	
Corroded, Extent : Moderate, Area Affected : 25%								
Location : Inside The Units, Various Locations								
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
Air Handler	20%			2038	* *	1	$29,300	
Convector/Radiator	20%			2031	$41,600	1	$15,300	
Unit Heater - Steam	5%			2038	* *	4	$1,100	
Air Conditioning								
Energy Source								
Electricity	20%			2041	* *	1		
No Component	80%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Chilled Water Is From Wing H								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM MAIN WINGS C, D, E, F, G, AND J
Asset # : 4119

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%	2-4	$139,300	2043	* *	2	$600	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 4 Units, Roof								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : Obsolete Unit, They Are On Extended Life Time.								
Split Unit	10%			2038	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 4 Units, Roof								
Window/Wall Unit	5%			2028	$48,100	1		
No Component	80%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Chilled Water Is From Wing H								
Distribution								
CW & CHW Wtr Pipe/Pump	80%	0-2	$3,300	2043	* *	4	$9,300	
Corroded, Extent : Moderate, Area Affected : 15%								
Location : Various Locations								
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	60%			2028	$591,600	1	$88,000	
Air Handler/Cool/Ht	20%			2038	* *	1	$29,300	
Fan Coil - 2 Pipe	10%			2038	* *	1	$7,700	
No Component	10%							
Heat Rejection								
Dry Cooler	10%			2038	* *	2	$16,500	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	2%	0-2	$22,300	LIFE	* *	2-5	$2,600	
Insul. Deteriorating, Extent : Moderate, Area Affected : 90%								
Location : Basement								
Ductwork/Diffusers	98%			LIFE	* *	2-5	$205,100	
Exhaust Fans								
Interior	90%			2033	$1,014,200	2	$6,500	
Roof	10%			2033	$49,300	2	$700	
Plumbing								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM MAIN WINGS C, D, E, F, G, AND J
Asset # : 4119

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2043	* *	1		
Galvanized Steel	6%	0-2	$9,700	2031	$194,600	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Galvanized Steel	24%			2031	$778,500	1		
Water Heater With Tanks								
Gas Fired	50%			2026	$18,300	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : 2 Units								
No Component	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Hot Water Is From H Wing.								
HW Heat Exchanger								
Steam Fired	100%			2053	* *	4	$35,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : 1 Unit								
Sanitary Piping								
Cast Iron	10%	Now	$6,400	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : 2nd Floor Mechanical Room								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	10%	0-2	$1,800	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Roof								
Cast Iron	90%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2026	$7,800	4	$7,500	
Pool Filter/Treatment								
Sand	100%			2038	* *	4	$58,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : C Wing Basement								
Explanation : 1 Unit								
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$9,400	
Backflow Preventer								
Generic	100%			2033	$113,500	1	$14,500	
Fixtures								
Generic	85%							
Generic	15%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : 6th Floor								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM MAIN WINGS C, D, E, F, G, AND J
Asset # : 4119

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Geared Traction	50%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 6th Floor								
Explanation : 2 Units								
Hydraulic	50%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit From Basement To 2nd Floor, 2 Units From Basement To 1st Floor (1 Of Them Is Not In Service).								
Explanation : 3 Units								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$119,500	
Sprinkler								
No Component	50%							
Generic	50%			2043	* *	1-2	$33,200	
Chemical System								
Generic	100%			2028	$349,900	1-3	$323,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Kitchen								
Explanation : 1 Set Covers 80 Square Feet								

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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **BROOKLYN MUSEUM WEST WINGS A AND B**				
Address	: **200 EASTERN PKWY. @WASHINGTON AVE.**				
Borough	: **BROOKLYN**		**Agency's Number**	: **N/A**	
Program / Asset #	: **DCA0011.020 / 4120**		**Yr Built/Renovated**	: **1897 / 2000**	
Area Sq Ft	: **67,980**		**Project Type**	: **CULTURAL AFFAIRS**	
Date of Survey	: **15-Oct-2021**		**Landmark Status**	: **EXTERIOR LANDMARK**	
Areas Surveyed	: **Roof, Floors 1,2,3,4,Att**				
Block	: **1183**	**Lot** : **26**	**BIN**	: **3029667**	

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$2,196,300	$582,600
Interior Architecture	$228,200	$125,600
Electrical		$1,375,700
Mechanical	$479,900	$1,885,400
Site Enclosure	$65,800	
Total	**$2,970,300**	**$3,969,400**
Importance Code A	$2,196,300	$582,600
Importance Code B	$663,200	$3,326,300
Importance Code C	$110,800	$60,400
Total	**$2,970,300**	**$3,969,400**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$74,400		$37,700	
Interior Architecture	$91,300		$60,700	$3,000
Electrical	$14,900	$8,400	$10,400	$9,200
Mechanical	$45,000	$12,900	$16,000	$13,300
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$229,600**	**$25,300**	**$128,700**	**$29,400**
Importance Code A	$74,400		$37,700	
Importance Code B	$125,400	$25,300	$91,000	$29,400
Importance Code C	$29,800			
Total	**$229,600**	**$25,300**	**$128,700**	**$29,400**

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WEST WINGS A AND B
Asset # : 4120

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	40%	4+	$153,900	LIFE	* *	5	$34,900	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Throughout South Facade								
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Throughout South Facade								
Masonry: Limestone	55%			LIFE	* *	5	$71,900	
Metal Panel	5%			2043	* *	5-10	$30,000	
Windows								
Metal Clad	100%	Now	$1,294,100	2058	* *	5	$75,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Along Eastern Parkway								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Along Eastern Parkway								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Along Eastern Parkway								
Parapets								
Masonry: Brick	40%			LIFE	* *	5-10	$13,500	
Masonry: Limestone	50%			LIFE	* *	5-10	$30,100	
Metal Rail	10%			2046	* *	5-10	$8,900	
Roof								
IRMA/Protected Membrane	10%			2038	* *	10	$8,800	
Metal Panel	20%			2046	* *	10	$32,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Metal Roof Section Between Parapet And Skylight								
Explanation : Rubber Membrane Over Metal Roof								
Plaza Roof: Stone Panels	15%	Now	$72,700	2043	* *			
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Ziggurat								
Explanation : Cracking, Sealant Failure								
Single Ply Membrane	5%			2033	$96,600	10	$4,400	
Skylight, Metal/Glass	5%	Now	$265,000	2053	* *			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
Location : At Intersection With Ziggurat								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : At Intersection Of Ziggurat And Lower Roof								
Skylight, Metal/Glass	10%			2053	* *	10	$29,300	
Sloped Glazing	35%			LIFE	* *	5	$821,300	
Interior								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WEST WINGS A AND B
Asset # : 4120

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	20%			2032	$452,200	3	$35,800	
Cast in Place Concrete	25%			LIFE	* *	5	$130,400	
Ceramic Tile	5%			2042	* *	5	$6,000	
Granite Panels	5%			LIFE	* *	5	$8,900	
Vinyl Tile	20%			2038	* *	3	$8,900	
Wood	25%			2061	* *	5	$55,900	
Interior Walls								
Gypsum Board	65%			LIFE	* *	5-10	$171,200	
Plaster	35%			LIFE	* *	5-10	$46,100	
Ceilings								
AcousTileSusp.Lay-In	30%			2046	* *	5	$35,800	
Glass: Susp Panels	20%			LIFE	* *	10	$17,900	
Gypsum Board	20%			LIFE	* *	5-10	$82,000	
Plaster	30%			LIFE	* *	5-10	$61,500	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2068	* *			
Retaining Walls								
Cast in Place Concrete	50%	2-4	$65,800	2068	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : South Side Of Building								
Spalling, Extent : Light, Area Affected : 5%								
Location : South Side Of Building								
Masonry: Fieldstone	50%			2053	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : North Side Of Building								
Explanation : This Is Actually Granite Clad Retaining Walls								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Parking/Driveway								
Asphalt	100%			2036	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$300	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WEST WINGS A AND B
Asset # : 4120

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	90%			2033	$60,600	1		
Conduit	10%			2043	* *	1		
Panelboards								
Molded Case Bkrs	20%			2041	* *	5	$400	
Molded Case Bkrs	80%			2032	$34,200	5	$1,400	
Wiring								
Thermoplastic	10%			2043	* *	1		
Thermoplastic	90%			2033	$58,100	1		
Motor Controllers								
Locally Mounted	100%			2031	$148,500	5	$500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	$9,200	1	$20,900	
Lighting								
Interior Lighting								
Fluorescent	10%			2028	$118,900	10	$6,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Offices								
Explanation : T-12 Lamps								
Incandescent	80%			2028	$852,800	2	$1,200	
LED	10%			2041	* *			
Egress Lighting								
Emergency, Service	50%			2028	$22,400	1		
Exit, Service	50%			2028	$15,700	1		
Exterior Lighting								
HID	20%			2038	* *	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2033	$136,800	1	$25,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Basement, Galleries, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$41,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WEST WINGS A AND B
Asset # : 4120

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Steam From H Wing								
Distribution								
Steam Piping/Pump	100%			2043	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Steam Supply From H Wing								
Terminal Devices								
Air Handler	70%	0-2	$479,900	2043	* *	1	$26,500	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : 2nd Floor West Wing Mechanical Room								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room								
Convector/Radiator	20%			2038	* *	1	$4,400	
Fan Coil Unit/Heat	10%			2028	$180,700	1	$2,200	
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2043	* *	4	$3,400	
Terminal Devices								
Air Handler/Cool/Ht	100%			2028	$1,413,900	1	$42,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : 2nd Floor West Wing Mechanical Wing								
Ventilation								
Distribution								
Ductwork/Diffusers	10%	0-2	$16,000	LIFE	* *	2-5	$3,800	
Insul. Deteriorating, Extent : Moderate, Area Affected : 20%								
Location : Basement And Various Locations								
Ductwork/Diffusers	90%			LIFE	* *	2-5	$54,000	
Exhaust Fans								
Interior	90%			2028	$290,900	2	$1,900	
Roof	10%			2033	$14,100	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WEST WINGS A AND B
Asset # : 4120

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sewage Ejector(s)								
Electric	100%			2028	$38,200	4	$4,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor West Wing Mechanical Room								
Explanation : 2 Sets								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 5th Floor								
Explanation : 1 Unit In B Wing								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$34,300	
Sprinkler								
Generic	100%			2043	* *	1-2	$19,000	

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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **BROOKLYN MUSEUM WING H**
Address : **200 EASTERN PKWY. @WASHINGTON AVE.**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DCA0011.030 / 4121** **Yr Built/Renovated** : **1985 /**
Area Sq Ft : **85,834** **Project Type** : **CULTURAL AFFAIRS**
Date of Survey : **15-Oct-2021** **Landmark Status** : **EXTERIOR LANDMARK**
Areas Surveyed : **Basement, Sub Basement, Roof, Floors 1,2,3,4,5,6**
Block : **1183** **Lot** : **26** **BIN** : **3029667**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$412,100	$1,602,400
Interior Architecture	$448,600	$244,200
Electrical		$1,680,000
Mechanical	$232,400	$4,198,000
Total	**$1,093,000**	**$7,724,600**
Importance Code A	$412,100	$2,404,300
Importance Code B	$490,000	$5,185,000
Importance Code C	$191,000	$135,300
Total	**$1,093,000**	**$7,724,600**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$43,300			
Interior Architecture	$97,900		$25,100	$21,100
Electrical	$52,900	$14,000	$18,300	$15,600
Mechanical	$249,500	$98,300	$84,600	$62,200
Site Pavements	$33,700			
Elevators/Escalators	$17,800	$17,800	$17,800	$17,800
Total	**$495,000**	**$130,100**	**$145,800**	**$116,700**
Importance Code A	$51,800	$8,500	$8,500	$8,500
Importance Code B	$432,900	$121,600	$137,300	$99,600
Importance Code C	$10,300			$8,600
Total	**$495,000**	**$130,100**	**$145,800**	**$116,700**

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WING H
Asset # : 4121

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Coiling Doors	1%			2038	* *	5	$4,200	
Pre-Cast Concrete	99%	2-4	$261,000	LIFE	* *	5	$436,400	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : South Side Of Building								
Windows								
Aluminum	55%			2049	* *	5	$11,500	
Metal Louvers	45%	4+	$56,000	2042	* *			
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : South Side Base Of Building								
Parapets								
Pre-Cast Concrete	100%	Now	$95,100	LIFE	* *	5	$34,300	
Expansion Joint Failure, Extent : Moderate, Area Affected : 30%								
Location : South Facade								
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
Location : South Facade								
Roof								
IRMA/Protected Membrane	94%	Now	$23,300	2033	$1,166,000			
Broken Paver Blocks, Extent : Light, Area Affected : 2%								
Location : Roof								
Paver Block Ballast, Extent : Light, Area Affected : 100%								
Location : Throughout								
Single Ply Membrane	5%			2038	* *	10	$2,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Westside Of Building								
Explanation : Entry Vestibule Roof								
Skylight, Plastic	1%			2046	* *	1		
Soffits								
Stucco Cement	100%	2-4	$14,300	2038	* *	5	$7,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Mechanical Vent Setbacks								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Mechanical Vent Setbacks								
Interior								
Floors								
Carpet	15%			2032	$380,900	3	$30,100	
Cast in Place Concrete	10%			LIFE	* *	5	$58,600	
Ceramic Tile	5%			2042	* *	5	$6,700	
Quarry Tile	5%			2046	* *	5	$10,000	
Terrazzo	10%	Now	$67,100	LIFE	* *	5	$10,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Foyer And Door Thresholds								
Vinyl Tile	55%	4+	$43,600	2038	* *	3	$27,600	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Various Locations								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WING H
Asset # : 4121

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	10%			2042	* *	5	$17,100	
Concrete Masonry Unit	15%			LIFE	* *	5	$20,600	
Gypsum Board	65%			LIFE	* *	5-10	$189,300	
Wood	10%			LIFE	* *	5	$137,000	
Ceilings								
AcousTile,Adhered	10%			2038	* *	5	$13,400	
AcousTileSusp.Lay-In	15%			2046	* *	5	$20,100	
Exposed Struc: Concrete	10%			LIFE	* *	5-10	$16,700	
Gypsum Board	65%			LIFE	* *	5-10	$299,300	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Southside Of Building								
Parking/Driveway								
Asphalt	85%			2036	* *			
Cast in Place Concrete	15%			2038	* *			
Activity Yard								
Cast in Place Concrete	20%			2038	* *			
Pavers/Stone	80%	Now	$33,700	2036	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Staff Entry Plaza								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	65%			2033	$31,500	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : Two 2,500 Ampere, One 3,000 Ampere And One 4,000 Ampere Main Diconnect Switches								
Fused Disc Sw	35%			2043	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 2								
Explanation : Two 3,000 Ampere Main Disconnect Switches								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WING H
Asset # : 4121

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	60%			2038	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Four Units At 1,000 Kilovolt Amperes, Two Units At 750 Kilovolt Amperes, 480/277 Volts								
Dry Type	40%			2046	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two 1,000 Kilovolt Amperes, One 750 Kilovolt Amperes, 480/277 Volts								
Switchgear / Switchboard								
Fused Disc Sw	90%			2043	* *	5	$300	
Molded Case Bkrs	10%			2043	* *	5	$200	
Raceway								
Conduit	90%			2043	* *	1		
Conduit	10%			2053	* *	1		
Panelboards								
Fused Disc Sw	5%			2041	* *	5	$100	
Molded Case Bkrs	20%			2049	* *	5	$500	
Molded Case Bkrs	75%			2041	* *	5	$1,700	
Wiring								
Thermoplastic	10%			2053	* *	1		
Thermoplastic	90%			2043	* *	1		
Motor Controllers								
Locally Mounted	5%			2031	$12,400	5		
Motor Control Center	60%			2031	$148,500	5	$1,400	
Motor Control Center	30%			2038	* *	5	$700	
Variable Frequency Drive	5%			2038	* *			
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	$26,400	
Generators								
Diesel	100%			2036	* *	1	$33,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : Emergency Generator Rated At 750 Kilowatts								
Batteries								
Lead/Acid	100%			2026	$2,600	5	$3,200	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WING H
Asset # : 4121

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	3%			2041	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 60 Gallons Rated Capacity								
Main Tank	97%			2048	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Underground								
Explanation : 2,000 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	5%			2033	$75,100	10	$3,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Basement								
Explanation : Compact Flourescent Lamps								
Fluorescent	45%			2028	$675,800	10	$35,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Offices, Storage, Basement								
Explanation : T-12 Lamps								
Fluorescent	10%			2033	$150,200	10	$7,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : T-8 Lamps								
Incandescent	10%			2028	$134,600	2	$200	
LED	30%			2041	* *			
Egress Lighting								
Emergency, Service	10%			2038	* *	1		
Emergency, Service	40%			2028	$22,700	1		
Exit, Service	30%			2028	$11,900	1		
Exit, Service	20%			2038	* *	1		
Exterior Lighting								
HID	20%			2033	$85,900	10	$100	
No Component	80%							
Alarm								
Security System								
Generic	100%			2033	$172,700	1	$32,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Offices, Galleries, Hallways, Basement, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2033	$237,300	1-3	$54,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WING H
Asset # : 4121

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement								
Explanation : Fuel Oil Pumps And Tanks Are No Longer Used								
Conversion Equipment								
Steam Boiler	100%			2031	$801,900	1	$85,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 3 Units. 2 Large For Heating, 1 Small For Pre-heat And Hot Water								
Distribution								
Central Plant Steam Piping/Pmp	100%			2043	* *	4	$4,200	
Terminal Devices								
Air Handler	8%	0-2	$27,700	2028	$138,500	1	$3,800	
Not Energy Efficient, Extent : Moderate, Area Affected : 70%								
Location : Various Locations								
Air Handler	62%			2038	* *	1	$32,900	
Convector/Radiator	20%	0-2	$7,500	2031	$150,500	1	$5,000	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Fan Coil Unit/Heat	10%	0-2	$11,400	2038	* *	1	$2,500	
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Loading Area								
Explanation : Lack Of Heating Device For Loading Area.								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Centrifugal,Compressor Turbine	50%			2042	* *	1	$46,400	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units, Sub-basement Mechanical Room								
Centrifugal,Compressor Turbine	50%	0-2	$35,800	2029	$357,700	1	$41,800	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units, Sub-basement Mechanical Room								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Sub-basement Mechanical Room								
Explanation : Not Efficient Units								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	$3,000	2033	$148,800	4	$4,200	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Roof								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WING H
Asset # : 4121

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	30%			2038	* *	1	$15,900	
Air Handler/Cool/Ht	70%			2028	$1,249,600	1	$37,200	
Heat Rejection								
Water Cooling Tower	50%	Now	$11,600	2031	$232,400	2	$34,600	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units								
Water Cooling Tower	50%	Now	$23,200	2027	$232,400	2	$34,600	
Damaged, Extent : Moderate, Area Affected : 5%								
Location : 1 Out Of 2 Units, Roof.								
Not in Service, Extent : Moderate, Area Affected : 50%								
Location : 1 Out Of 2 Units, Roof.								
Ventilation								
Distribution								
Ductwork/Diffusers	20%	0-2	$16,200	LIFE	* *	2-5	$9,600	
Insul. Deteriorating, Extent : Moderate, Area Affected : 80%								
Location : Basement								
Ductwork/Diffusers	15%	0-2	$12,100	LIFE	* *	2-5	$7,200	
Insul. Deteriorating, Extent : Moderate, Area Affected : 40%								
Location : Various Locations								
Ductwork/Diffusers	65%			LIFE	* *	2-5	$49,300	
Exhaust Fans								
Interior	95%			2033	$387,600	2	$2,500	
Roof	5%			2038	* *	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	75%			2043	* *	1		
Galvanized Steel	25%			2031	$293,600	1		
Water Heater With Tanks								
Gas Fired	100%	0-2	$22,000	2033	$36,600	2		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 2 Obsolete Units								
HW Heat Exchanger								
Steam Fired	100%			2053	* *	4	$12,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 2 Units								

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*** 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
Plumbing								
Sanitary Piping								
Cast Iron	10%	0-2	$5,800	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Sub-basement								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	30%	0-2	$1,900	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Roof								
Cast Iron	70%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$3,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2 Passenger Units From Basement To 5th Floor, 1 Freight Unit From Basement To 6th Floor								
Explanation : 3 Units. 2 Passenger, 1 Freight								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$43,300	
Sprinkler								
No Component	60%							
Generic	40%			2053	* *	1-2	$9,600	
Fire Pump								
Generic	100%			2036	* *	1	$16,000	
Chemical System								
Generic	100%			2031	$437,300	1-3	$372,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Kitchen								
Explanation : 1 Set Covers 100 Square Feet								

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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **CARNEGIE HALL**		
Address	: **881 7TH AVE @W. 57 STREET**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0027.000 / 2399**	**Yr Built/Renovated**	: **1891 / 2013**
Area Sq Ft	: **298,000**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **14-Apr-2022**	**Landmark Status**	: **EXTERIOR LANDMARK**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,4,7,8,9,12,16,Ph,Mez**		
Block	: **1009** **Lot** : **1**	**BIN**	: **1023449**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$7,671,600	$997,700
Interior Architecture	$1,062,100	$1,293,500
Electrical		$1,356,600
Mechanical	$10,378,800	$7,909,000
Total	**$19,112,400**	**$11,556,800**
Importance Code A	$7,671,600	$997,700
Importance Code B	$11,015,400	$10,347,900
Importance Code C	$425,400	$211,200
Total	**$19,112,400**	**$11,556,800**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$5,000		$23,500	
Interior Architecture	$151,400		$5,700	$47,900
Electrical	$62,000	$48,700	$54,100	$52,600
Mechanical	$325,400	$139,700	$260,400	$160,800
Elevators/Escalators	$196,200	$196,200	$196,200	$196,200
Total	**$740,000**	**$384,600**	**$540,000**	**$457,500**
Importance Code A	$5,300		$25,600	
Importance Code B	$713,600	$384,600	$514,400	$446,900
Importance Code C	$21,100			$10,600
Total	**$740,000**	**$384,600**	**$540,000**	**$457,500**

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DEPARTMENT OF CULTURAL AFFAIRS - 126

CARNEGIE HALL

Asset # : 2399

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	Now	$475,900	LIFE	* *	5	$174,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Throughout Facades								
Explanation : Most Facades Are Covered By Construction Netting. Observation Based On Building Engineering Staff								
Masonry: Brick	80%	Now	$6,856,600	LIFE	* *	5	$178,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Throughout								
Explanation : Most Facades Are Covered By Construction Netting. Observation Based On Building Engineering Staff								
Masonry: Granite	3%			LIFE	* *	5	$10,000	
Window Wall	7%			2053	* *	5	$58,600	
Windows								
Metal Louvers	5%			2042	* *	10	$10,600	
Wood	95%			2041	* *	5	$323,600	
Parapets								
Cast Stone/Terra Cotta	80%			LIFE	* *	5-10	$243,800	
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Around Plaza Roof								
Explanation : Portion Wrapped In Metal Panel								
Metal Rail	20%			2046	* *	5-10	$38,800	
Roof								
Green, Roof Inaccessible	30%			LIFE	* *			
IRMA/Protected Membrane	20%			2033	$416,400	10	$16,400	
Plaza Roof: Stone Panels	40%			2059	* *			
Plaza Roof: Stone Panels	5%			2053	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 8th Floor Plaza Roof								
Explanation : Actual Material Is Wood Slats Plaza At Perimeter								
Skylight, Metal/Glass	5%			2059	* *	10	$13,700	
Soffits								
Glass: Special Gauge	40%			LIFE	* *	1		
Metal Panel	60%			2053	* *	5-10	$22,600	
Interior								

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DEPARTMENT OF CULTURAL AFFAIRS - 126

CARNEGIE HALL

Asset # : 2399

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	15%			2029	$1,415,600	3	$124,400	
Cast in Place Concrete	5%			LIFE	* *	5	$90,700	
Ceramic Tile	3%			2042	* *	5	$12,400	
Granite Panels	10%			LIFE	* *	5	$62,200	
Quarry Tile	1%			2046	* *	5	$6,200	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Kitchen* *Explanation : Location Noted*								
Sheet Vinyl/Rubber	2%			2033	$581,800	5	$12,400	
Traffic Topping	1%			2038	* *	5	$5,200	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Kitchen* *Explanation : Location Noted*								
Vinyl Tile	5%			2041	* *	3	$7,800	
Wood	58%			2061	* *	5	$451,100	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$52,800	
Ceramic Tile	5%			2042	* *	5	$21,100	
Concrete Masonry Unit	5%			LIFE	* *	5	$16,900	
Fabric on Framing	3%			2034	* *	5	$6,300	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Practice Rooms* *Explanation : Acoustical Panels*								
Glass: Single Pane	3%			LIFE	* *	5	$19,000	
Gypsum Board	50%			LIFE	* *	5-10	$359,100	
Plaster	14%			LIFE	* *	5-10	$50,300	
Plaster	10%			LIFE	* *	5-10	$35,900	
Wood	5%			LIFE	* *	5	$169,000	
Ceilings								
AcousTileSusp.Lay-In	10%			2046	* *	5	$41,500	
AcousTileSusp.Lay-In	35%			2046	* *	5	$145,300	
Exposed Struc: Concrete	5%			LIFE	* *	5-10	$25,900	
Gypsum Board	20%			LIFE	* *	5-10	$285,300	
Plaster	15%			LIFE	* *	5-10	$107,000	
Plaster	15%			LIFE	* *	5-10	$107,000	
Site Enclosure								
Fence/Gates								
Glass: Special Gauge	50%			LIFE	* *			
No Component	50%							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 100% *Location : Perimeter* *Explanation : Sidewalk Shed In Use*								

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DEPARTMENT OF CULTURAL AFFAIRS - 126

CARNEGIE HALL

Asset # : 2399

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Rooms A 56th Street, B 7th Avenue, C 57th Street								
Explanation : 3 Main Service Disconnect Switches Rated At 5,000 Amperes,4,000 Amperes And 2,000 Amperes								
Transformers								
Dry Type	90%			2046	* *	5	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical And Electrical Room B								
Explanation : 20 Kilovolt Amperes 240/480 Volts And 75 Kilovolt Amperes 480/208/120 Volts								
Dry Type	10%			2031	$106,800	5	$100	
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Rooms A, B, C								
Explanation : 17 Vertical Sections								
Raceway								
Conduit	20%			2033	$56,700	1		
Conduit	80%			2053	* *	1		
Panelboards								
Fused Disc Sw	20%			2049	* *	5	$1,400	
Fused Disc Sw	10%			2032	$19,300	5	$700	
Molded Case Bkrs	60%			2049	* *	5	$4,700	
Molded Case Bkrs	10%			2032	$19,300	5	$800	
Wiring								
Thermoplastic	80%			2053	* *	1		
Thermoplastic	20%			2033	$57,500	1		
Motor Controllers								
Locally Mounted	10%			2038	* *	5	$200	
Motor Control Center	30%			2038	* *	5	$2,400	
Variable Frequency Drive	60%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$8,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement - 57th Street Water Supply Room								
Explanation : Location Noted								
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$91,700	

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DEPARTMENT OF CULTURAL AFFAIRS - 126

CARNEGIE HALL

Asset # : 2399

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2042	* *	1	$115,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Generator Enclosure								
Explanation : Emergency Generator Rated At 937 Kilovolt Amperes								
Batteries								
Lead/Acid	100%			2027	$2,600	5	$11,000	
Fuel Storage								
Day Tank	50%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Generator Enclosure								
Explanation : 300 Gallon Capacity								
Main Tank	50%			2061	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 275 Gallon Capacity								
Lighting								
Interior Lighting								
Fluorescent	60%			2038	* *	10	$164,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2038	* *	10	$13,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Corridors, Eighth Floor Vestibules								
Fluorescent	10%			2038	* *	10	$27,300	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout Upper Floors								
HID	5%			2033		10	$500	
Incandescent	10%			2033	$467,300	2	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Locations Throughout								
Explanation : Includes Decorative Fixtures								
LED	10%			2038	* *			
Egress Lighting								
Emergency, Service	40%			2038	* *	1		
Emergency, Battery	10%			2038	* *	10	$7,200	
Exit, LED	40%			2061	* *	1		
Exit, Battery	10%			2038	* *	10	$2,000	
Exterior Lighting								
HID	3%			2038	* *	10		
Incandescent	20%			2033	$342,400	2	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior- Marquee								
Explanation : Halogen Bulbs								
LED	2%			2038	* *			
No Component	75%							

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DEPARTMENT OF CULTURAL AFFAIRS - 126

CARNEGIE HALL

Asset # : 2399

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
Generic	98%			2038	* *	1	$109,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	2%			2038	* *	1	$2,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exit Doors								
Explanation : Door Contact Alarms								
Fire/Smoke Detection								
Generic, Digital	90%			2038	* *	1-3	$165,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Horns, Smoke Detection.								
Generic, Digital	10%			2028	$82,400	1-3	$18,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Fire Alarm Sub Panels								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	99%			2043	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : From Con Edison								
Electricity	1%			2059	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Roof - Emergency Generator Enclosure								
Explanation : For Electric Unit Heaters								

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DEPARTMENT OF CULTURAL AFFAIRS - 126

CARNEGIE HALL

Asset # : 2399

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Shell & Tube	79%			2036	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement And 7th Floor Mechanical Room								
Explanation : Quantity: 6, Steam / Hw Heat Exchangers Serving Several Air Handling Units, Fan Coils And Perimeter Radiation								
Pres. Reducing Valve/LP Steam	20%			2036	* *	5	$3,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement And 7th Floor Mechanical Rooms								
Explanation : Domestic Hydronic And Domestic Hot Water Heat Exchangers And Main Concert Hall Air Handler Service								
Radiant Heater	1%			2038	* *	2	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Roof - Emergency Generator Enclosure								
Explanation : Electric Unit Heaters								
Distribution								
Hot Wtr Piping/Pump	90%			2049	* *	4	$19,800	
Steam Piping/Pump	10%			2043	* *			
Terminal Devices								
Convector/Radiator	50%			2046	* *	1	$48,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Perimeter								
Explanation : Perimeter Fin Tube Radiation								
Fan Coil Unit/Heat	1%			2038	* *	1	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Lobby, Service Entrance								
Explanation : Main Lobby: Air Curtains, Ceiling Fan Coils; Service Entrance: Cabinet Heater								
No Component	49%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Concert Halls, Core Spaces								
Explanation : See Terminal Devices Under Air Conditioning								
Controls								
Digital	85%			2026	$7,797,800			
Pneumatic	15%			2027	$926,000			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Concert Hall								
Explanation : Air Handling Systems For Main Concert Hall								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126

CARNEGIE HALL

Asset # : 2399

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	55%			2029	$3,582,000	1	$177,400	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Sub-basement - Chiller Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement - Chiller Room								
Explanation : Quantity: 2, 386 Tons Each								
Centrifugal, Elec Chiller	40%			2036	* *	1	$129,000	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement - Chiller Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - Chiller Room								
Explanation : Quantity: 2, 290 Tons Each								
Interior Pkg Unit - Cooling	1%			2031	$50,500	2	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 8th Floor Elevator Machine Room								
Explanation : Water Cooled Packaged Unit, 2 Tons								
Interior Pkg Unit - Cooling	4%			2034	* *	2	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Telecommunication Room								
Explanation : Quantity: 2, Water Cooled Packaged Units								
Distribution								
CW & CHW Wtr Pipe/Pump	5%			2043	* *	4	$700	
CW & CHW Wtr Pipe/Pump	25%			2053	* *	4	$5,500	
Ductwork/Diffusers	70%			LIFE	* *	2	$339,300	
Terminal Devices								
Air Handler/Cool/Ht	79%			2038	* *	1	$145,600	
Air Handler/Cool/Ht	15%			2028	$929,700	1	$27,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : Main Concert Hall Supply Fan With Chilled Water And Steam Coils								
Fan Coil - 2 Pipe	1%			2033	$97,400	1	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Entrance Vestibule								
Explanation : Ceiling Mounted Units, Qty. 2								
Fan Coil - 4 Pipe	5%			2033	$607,500	1	$4,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Mechanical Closets								
Explanation : Location Noted								

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DEPARTMENT OF CULTURAL AFFAIRS - 126

CARNEGIE HALL

Asset # : 2399

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Dry Cooler	2%			2038	* *	2	$4,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Roof								
Explanation : Quantity: 2, Main Telecommunication Room Service								
Water Cooling Tower	98%	0-2	$79,100	2027	$1,581,200	2	$235,100	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Main Roof - Tower Basin								
Leak Evident, Extent : Light, Area Affected : 5%								
Location : Roof								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Main Roof								
Dehumidifier								
No Component	99%							
Generic	1%			2031	$621,600			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 7th Floor Archive Room								
Explanation : 1 Dehumidifier And 1 Humidifier								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$263,100	
Exhaust Fans								
Interior	60%			2033	$850,000	2	$5,500	
Roof	40%			2033	$247,900	2	$3,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2053	* *	4	$44,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 7th Floor Mechanical Room And Sub-basement Mechanical Room								
Explanation : Location Noted								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	90%			2033	$57,600	4	$8,500	
Submersible	10%			2026	$1,000	4	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement Corridor, 57th Street Water Supply Room								
Explanation : Location Noted								
Sewage Ejector(s)								
Electric	100%			2033	$167,200	4	$17,800	
Backflow Preventer								
Generic	100%			2033	$142,700	1	$18,300	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific 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
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	60%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2 Units From 1st To 15th Floor, 3 Units From 1st To 12th Floor, 1 Unit From 9th To 15th Floor, 1 Unit From Basement To 6th Floor								
Explanation : 7 Units								
Hydraulic	40%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2 Units From Basement To 5th Floor, 1 Unit From Basement To 2nd Floor, 1 Unit From 1st To 4th Floor, 1 Unit From Basement To 1st Floor								
Explanation : 5 Units								
Escalators								
Under 20' Rise	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Main Concert Hall Lobby								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$150,300	
Sprinkler								
No Component	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : No Sprinkler In Main Concert Hall								
Explanation : Location Noted								
Generic	85%			2053	* *	1-2	$71,000	
Fire Pump								
Generic	100%			2042	* *	1	$55,700	
Chemical System								
Wet	100%			2028	$481,100	1-3	$510,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd And 9th Floor Kitchens								
Explanation : 2nd Floor Kitchen: 40 Square Foot Hood - 10 Feet X 4 Feet; 9th Floor Kitchen: 70 Square Foot Hood - 14 Feet X 5 Feet								

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

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **CITYSPIRE, CITY UNIT COMMERCIAL CONDOMINIUM**		
Address	: **150 WEST 56TH STREET**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0051.000 / 15212**	**Yr Built/Renovated**	: **1987 /**
Area Sq Ft	: **10,453**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **27-Apr-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Floors 1,2,3,4**		
Block	: **1008** **Lot** : **1103**	**BIN**	: **1076177**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Electrical		$106,500
Mechanical		$408,700
Total		**$515,200**
Importance Code B		$515,200
Total		**$515,200**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$400			
Interior Architecture	$50,200		$5,000	$1,200
Electrical	$3,300	$600	$600	$800
Mechanical	$6,300	$3,300	$3,900	$3,300
Total	**$60,200**	**$3,900**	**$9,500**	**$5,300**
Importance Code A	$400			$300
Importance Code B	$42,200	$3,900	$9,500	$4,600
Importance Code C	$17,600			$300
Total	**$60,200**	**$3,900**	**$9,500**	**$5,300**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
CITYSPIRE, CITY UNIT COMMERCIAL CONDOMINIUM
Asset # : 15212

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cement - Fiber Panel	100%			2038	* *	10	$8,600	
Windows								
Aluminum	90%			2049	* *	5		
Metal Louvers	10%			2042	* *	10		
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior Stairs								
Explanation : Covers Fire Escape And Stairs								
Interior								
Floors								
Carpet	25%			2032	$71,600	3	$6,200	
Cast in Place Concrete	50%			LIFE	* *	5	$36,300	
Ceramic Tile	10%			2042	* *	5	$1,700	
Sheet Vinyl/Rubber	15%			2038	* *	5	$3,700	
Interior Walls								
Cast in Place Concrete	35%			LIFE	* *	10	$11,300	
Ceramic Tile	5%			2042	* *	5	$600	
Concrete Masonry Unit	25%			LIFE	* *	5	$2,600	
Gypsum Board	35%			LIFE	* *	5-10	$7,700	
Ceilings								
AcousTileSusp.Lay-In	35%			2046	* *	5	$5,800	
Exposed Struc: Concrete	50%			LIFE	* *	5-10	$10,400	
Gypsum Board	15%			LIFE	* *	5-10	$8,500	
Site Pavements								
On-Site Walkways								
Steel Plate	100%			LIFE	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior Stairs								
Explanation : Fire Escape And Stairs								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : One Main Service Switch Rated 800 Amperes For Qubic Building								
Transformers								
Dry Type	100%			2046	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : One 150 Kilovolt Amperes 208/277/480 Volts								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
CITYSPIRE, CITY UNIT COMMERCIAL CONDOMINIUM
Asset # : 15212

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5		
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Molded Case Bkrs	100%			2049	* *	5	$300	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2046	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
Lighting								
Interior Lighting								
Fluorescent	55%			2033	$83,700	10	$5,300	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2033	$7,600	10	$500	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2028	$15,200	10	$1,000	
T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : 3rd Floor								
LED	30%			2038	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 3rd Floor And Basement								
Explanation : LED Light Fixturs								
Egress Lighting								
Emergency, Battery	50%			2028	$8,600	10	$1,300	
Exit, Battery	50%			2038	* *	10	$400	
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$26,300	1-3	$6,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Smoke Detectors, Strobs And Speakers Connected To The Main Building Fire Alarm Panel								

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
CITYSPIRE, CITY UNIT COMMERCIAL CONDOMINIUM
Asset # : 15212

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Steam From Con Edison								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2042	* *	5	$600	
Distribution								
Steam Piping/Pump	100%			2043	* *			
Terminal Devices								
Air Handler	100%			2038	* *	1	$6,500	
Controls								
Digital	100%			2031	$293,200			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2042	* *	1	$11,300	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2053	* *	4	$800	
Terminal Devices								
Air Handler/Cool/Ht	100%			2038	* *	1	$6,500	
Heat Rejection								
Not Accessible	100%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$9,200	
Exhaust Fans								
Interior	100%			2038	* *	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Electric	100%			2032	$115,500	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two 120 Gallon Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Not Accessible	100%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
CITYSPIRE, CITY UNIT COMMERCIAL CONDOMINIUM
Asset # : 15212

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$5,300	
Sprinkler								
Generic	100%			2053	* *	1-2	$2,900	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **CLEMENTE SOTO VELEZ CULTURAL AND EDUCATIONAL CENTER**		
Address	: **107 SUFFOLK STREET**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0045.000 / 14804**	**Yr Built/Renovated**	: **1900 /**
Area Sq Ft	: **90,300**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **16-Apr-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2,3,4,5**		
Block	: **353** **Lot** : **54**	**BIN**	: **1004301**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Interior Architecture	$5,191,500	$357,400
Electrical	$230,200	$958,700
Mechanical		$337,800
Total	**$5,421,700**	**$1,653,800**
Importance Code B	$3,757,000	$1,575,900
Importance Code C	$1,664,700	$78,000
Total	**$5,421,700**	**$1,653,800**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$34,100	$4,300		$50,000
Interior Architecture	$45,700			$11,200
Electrical	$41,300	$2,200	$2,600	$11,200
Mechanical	$16,100	$7,200	$7,200	$40,600
Site Pavements	$14,100			
Total	**$151,300**	**$13,800**	**$9,900**	**$113,100**
Importance Code A	$38,600	$8,800	$4,500	$54,700
Importance Code B	$108,100	$5,000	$5,400	$58,400
Importance Code C	$4,600			
Total	**$151,300**	**$13,800**	**$9,900**	**$113,100**

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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
CLEMENTE SOTO VELEZ CULTURAL AND EDUCATIONAL CENTER
Asset # : 14804

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	* *	5	$36,500	
Masonry: Granite	2%			LIFE	* *	5	$800	
Masonry: Limestone	23%	4+	$18,400	LIFE	* *	5	$9,000	
Graffiti, Extent : Moderate, Area Affected : 2%								
Location : Lower Facades								
Metal Panel	5%			2052	* *	5-10	$17,900	
Windows								
Aluminum	75%			2048	* *	5	$2,600	
Wood	25%			2040	* *	5	$8,700	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$5,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : On Parapet Walls								
Explanation : Bluestone Copings								
Masonry: Brick	90%	4+	$15,700	LIFE	* *	5	$6,300	
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 2%								
Location : Main Roof								
Roof								
Modified Bitumen	70%			2037	* *	10	$31,600	
Single Ply Membrane	30%			2037	* *	10	$13,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Sloping Roof Sections								
Explanation : Synthetic/ Composite Slate Roof Tiles								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$1,700	
Interior								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
CLEMENTE SOTO VELEZ CULTURAL AND EDUCATIONAL CENTER
Asset # : 14804

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	20%	Now	$331,300	LIFE	* *	5	$87,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Basement								
Cracking/Crumbling, Extent : Severe, Area Affected : 75%								
Location : Basement								
Ceramic Tile	10%	2-4	$109,800	2035	* *	5	$10,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Various								
Mosaic Tile	5%	4+	$45,700	2037	* *	5	$12,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : First Floor Lobby Area								
Sheet Vinyl/Rubber	5%			2037	* *	5	$15,000	
Vinyl Tile 9" X 9"	15%	Now	$257,800	2042	* *	3	$11,200	
Adhesion Failure, Extent : Moderate, Area Affected : 40%								
Location : Various								
Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
Location : Corridors								
Loose Units, Extent : Severe, Area Affected : 75%								
Location : Various								
Wood	45%	0-2	$2,090,900	2060	* *	5	$84,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Various								
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
Location : Various								
Uneven Surface, Extent : Moderate, Area Affected : 25%								
Location : Various								
Interior Walls								
Ceramic Tile	10%	Now	$1,047,200	2047	* *	5	$16,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Toilet Rooms								
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Toilet Rooms								
Gypsum Board	10%			LIFE	* *	5	$19,500	
Plaster	80%	4+	$617,500	LIFE	* *	5	$78,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Various								
Ceilings								
Exposed Struc: Concrete	15%	4+	$223,300	LIFE	* *	5	$4,800	
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Various								
Plaster	85%	2-4	$513,600	LIFE	* *	5	$108,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Various								
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Various								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
CLEMENTE SOTO VELEZ CULTURAL AND EDUCATIONAL CENTER
Asset # : 14804

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2067	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$9,500	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Suffolk Street, Rivington Street								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Suffolk Street								
On-Site Walkways								
Cast in Place Concrete	90%			2045	* *			
Pavers/Stone	10%	Now	$4,600	2041	* *			
Other Observation, Extent : Severe, Area Affected : 60%								
Location : Exterior Street Entrances								
Explanation : Bluestone Steps Are Deteriorating And Needs Pointing								
Parking/Driveway								
Asphalt	100%			2041	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$24,700	5	$400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : One 600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	$63,500	2062	* *	5	$200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement Electrical Room								
Raceway								
Conduit	50%			2052	* *	1		
Conduit	50%			2032	$30,700	1		
Panelboards								
Fused Disc Sw	8%			2031	$3,900	5	$200	
Fused Disc Sw	2%			2048	* *	5		
Fused Knife Sw	10%	0-2	$4,900	2057	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	30%			2031	$14,600	5	$700	
Molded Case Bkrs	50%			2048	* *	5	$1,200	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
CLEMENTE SOTO VELEZ CULTURAL AND EDUCATIONAL CENTER
Asset # : 14804

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	40%	2-4	$23,500	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Basement And Some Other Floors								
Thermoplastic	30%			2032	$17,700	1		
Thermoplastic	30%			2052	* *	1		
Motor Controllers								
Locally Mounted	10%			2030	$23,300	5	$100	
Variable Frequency Drive	90%			2045	* *			
Ground								
Grounding Devices								
Generic	100%	2-4	$10,200	LIFE	* *	5	$1,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	80%			2032	$787,700	10	$66,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2027	$98,500	10	$8,300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways								
LED	10%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2032	$74,000	10	$10,900	
Exit, LED	10%			2067	* *	1		
Exit, Service	40%			2032	$12,000	1		
Exterior Lighting								
HID	5%			2032	$20,600	10		
LED	15%			2040	* *			
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	10%			2032	$16,600	1	$3,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Parking Lot And Lobby								
Explanation : CCTV Surveillance Cameras								
Generic	10%			2032	$16,600	1	$3,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
CLEMENTE SOTO VELEZ CULTURAL AND EDUCATIONAL CENTER
Asset # : 14804

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2027	$68,200	1-3	$17,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Alarm Bell, Manual Pull Box And Fire Alarm Panel								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Conversion Equipment								
Furnace	5%			2037	* *	1	$2,200	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Auditorium								
Explanation : 2 Gas Fired Modine Furnaces								
Hot Water Boiler	95%			2045	* *	1	$42,400	
Other Observation, Extent : Light, Area Affected : 95%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	95%			2048	* *	4	$6,300	
No Component	5%							
Terminal Devices								
Convector/Radiator	95%			2045	* *	1	$27,700	
No Component	5%							
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Split Unit	20%			2037	* *			
Window/Wall Unit	10%			2027	$33,400	1		
No Component	70%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2042	* *	1		
Galvanized Steel	30%	0-2	$6,800	2030	$337,800	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Corroded Water Main. Water Pressure Is Low In Upper Floors.								
Water Heater With Tanks								
Electric	5%	Now		2032	$1,200	4		
On Extended Life, Extent : Moderate, Area Affected : 5%								
Location : 2 Small Obsolete Units. 2 Bath Rooms								
No Component	95%							

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
CLEMENTE SOTO VELEZ CULTURAL AND EDUCATIONAL CENTER
Asset # : 14804

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **FLUSHING TOWN HALL**		
Address	: **137-35 NORTHERN BLVD.**		
Borough	: **QUEENS**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0037.000 / 4380**	**Yr Built/Renovated**	: **1862 / 2014**
Area Sq Ft	: **18,000**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **16-Feb-2022**	**Landmark Status**	: **EXTERIOR LANDMARK**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **4960** **Lot** : **1**	**BIN**	: **4112147**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$203,500	
Electrical		$287,000
Mechanical	$137,600	$297,100
Total	**$341,100**	**$584,100**
Importance Code A	$203,500	
Importance Code B	$137,600	$584,100
Total	**$341,100**	**$584,100**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$81,600		$37,800	
Interior Architecture	$168,900		$600	$2,100
Electrical	$5,500	$1,700	$1,700	$2,300
Mechanical	$47,300	$10,900	$10,100	$17,400
Site Enclosure	$14,000			
Site Pavements	$1,300			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$322,500**	**$16,600**	**$54,200**	**$25,700**
Importance Code A	$91,800	$900	$38,700	$900
Importance Code B	$160,100	$15,700	$15,500	$24,800
Importance Code C	$70,600			
Total	**$322,500**	**$16,600**	**$54,200**	**$25,700**

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
FLUSHING TOWN HALL
Asset # : 4380

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	83%	0-2	$52,900	LIFE	* *	5	$29,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Near Windows								
Masonry: Brick Cavity	5%			LIFE	* *	5	$3,600	
Masonry: Brownstone	2%	0-2	$2,300	LIFE	* *	5	$500	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Granite	3%			LIFE	* *	5	$1,600	
Wood	7%	Now	$44,000	2046	* *	5	$6,300	1
Dry Rot/Decay, Extent : Severe, Area Affected : 40%								
Location : Windows, 2nd Floor Front Balcony								
Windows								
Aluminum	5%			2049	* *	5	$300	
Metal Louvers	2%			2042	* *	10	$700	
Steel	3%			2041	* *	5	$2,200	
Wood	90%	Now	$99,300	2049	* *	5	$26,500	1
Dry Rot/Decay, Extent : Severe, Area Affected : 20%								
Location : Window Sills								
Parapets								
Cast Stone/Terra Cotta	10%	Now	$51,300	LIFE	* *	5	$4,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Brick	5%			LIFE	* *	5-10	$1,800	
Metal Panel	75%			2053	* *	5	$15,300	
Metal Rail	10%			2046	* *	5-10	$9,500	
Roof								
Built-Up (BUR)	5%	Now	$11,700	2038	* *			
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 2%								
Location : Water Leaking At Gutters								
Metal Panel	90%			2046	* *	10	$31,000	
Modified Bitumen	5%	Now	$19,200	2038	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Room, Green Room, Stairs								
Soffits								
Wood	100%			2038	* *	5	$14,200	
Interior								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
FLUSHING TOWN HALL
Asset # : 4380

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%	Now	$32,400	2035	* *	3	$4,300	
Worn/Eroded, Extent : Severe, Area Affected : 100%								
Location : Offices								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Open Seams								
Cast in Place Concrete	27%	0-2	$35,000	LIFE	* *	5	$16,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Throughout Basement								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ceramic Tile	3%			2042	* *	5	$900	
Quarry Tile	3%			2046	* *	5	$1,300	
Vinyl Tile	7%	Now	$11,800	2038	* *	3	$700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement								
Wood	50%			2048	* *	5	$26,700	
Interior Walls								
Concrete Masonry Unit	3%	Now	$3,200	LIFE	* *	5	$600	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Electrical Room And Gasoline Meter Room In Basement								
Glass: Single Pane	5%			LIFE	* *	5	$4,000	
Gypsum Board	20%			LIFE	* *	5-10	$18,100	
Masonry: Brick	3%	Now	$16,300	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Masonry: Fieldstone	10%			LIFE	* *	10	$2,100	
Plaster	54%			LIFE	* *	5-10	$24,500	
Wood	5%			LIFE	* *	5	$21,300	
Ceilings								
AcousTileSusp.Lay-In	5%	Now	$5,100	2038	* *	5	$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Embossed Metal	50%			LIFE	* *	5	$8,700	
Exposed Struc: Concrete	2%			LIFE	* *	5-10	$500	
Exposed Struc: Steel	5%			LIFE	* *	10	$1,900	
Gypsum Board	38%			LIFE	* *	5-10	$25,100	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	* *			

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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
FLUSHING TOWN HALL
Asset # : 4380

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%	0-2	$8,400	2083	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Main Entrance Eroded Joints								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Entrance								
Explanation : Material Is Cast Stone								
Retaining Walls								
Cast in Place Concrete	100%	0-2	$5,600	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Areaways								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$1,100	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	20%	4+	$200	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Pavers/Stone	80%			2042	* *			
Parking/Driveway								
Asphalt	80%			2046	* *			
Cast in Place Concrete	20%			2038	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$27,200	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,500 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$46,500	5	$100	
Raceway								
Conduit	100%			2033	$39,500	1		
Panelboards								
Fused Disc Sw	5%			2032	$1,100	5		
Molded Case Bkrs	95%			2032	$20,300	5	$500	
Wiring								
Thermoplastic	100%			2033	$35,700	1		
Motor Controllers								
Locally Mounted	100%			2031	$50,800	5	$100	
Ground								

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
FLUSHING TOWN HALL
Asset # : 4380

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$500	
Lighting								
Interior Lighting								
Fluorescent	20%			2033	$63,000	10	$3,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Offices								
Fluorescent	5%			2028	$15,700	10	$800	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Basement								
Fluorescent	50%			2033	$157,500	10	$8,300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
HID	15%			2033		10	$100	
Incandescent	5%			2028	$14,100	2		
LED	5%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$16,200	10	$2,200	
Exit, LED	10%			2068	* *	1		
Exit, Service	40%			2028	$3,300	1		
Exterior Lighting								
Fluorescent	10%			2028	$7,700	10	$200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Exterior								
HID	10%			2028	$9,000	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2033	$36,200	1	$6,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Interior And Exterior								
Explanation : Cameras Security System And Interior Intrusion System								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$49,800	1-3	$11,400	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
FLUSHING TOWN HALL
Asset # : 4380

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	100%	Now	$10,300	2038	* *	1	$8,000	
Leak Evident, Extent : Severe, Area Affected : 50%								
Location : Boiler No.2 Has Oil Leak								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	100%	Now	$2,100	2049	* *	4	$900	
Leak Evident, Extent : Severe, Area Affected : 100%								
Location : Pump In The Basement								
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Basement. One Circulating Pump Is Not Working								
Terminal Devices								
Air Handler	30%			2038	* *	1	$3,300	
Convector/Radiator	70%			2038	* *	1	$4,100	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	50%	0-2	$52,900	2033	$105,800	2	$400	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Multiple Mechanical Defects.								
Other Observation, Extent : Moderate, Area Affected : 70%								
Location : Roof								
Explanation : Using R-22. Capital Project Underway To Replace Unit								
Exterior Pkg Unit - Cooling	30%			2041	* *	2	$300	
Other Observation, Extent : Light, Area Affected : 30%								
Location : On The East Side Ground.								
Explanation : One Unit								
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	100%			2038	* *	1	$11,100	
Heat Rejection								
Dry Cooler	50%			2033	$35,400	2	$6,300	
Dry Cooler	30%			2041	* *	2	$3,800	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$84,700	LIFE	* *	2-5	$10,000	
Malfunctioning, Extent : Severe, Area Affected : 25%								
Location : 4 Damper Motors, Various Locations								
Exhaust Fans								
Interior	80%			2033	$68,500	2	$400	
Roof	20%			2033	$7,500	2	$100	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific 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
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$18,300	2		
Sanitary Piping								
Cast Iron	100%	Now	$12,200	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 10%								
Location : Underground Sewage Line Below Parking Lot								
Storm Drain Piping								
Cast Iron	100%	Now	$3,400	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 10%								
Location : Basement								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Explanation : Occasional Flooding During Heavy Rain								
Sump Pump(s)								
Non-Submersible	100%			2028	$3,900	4	$600	
Sewage Ejector(s)								
Electric	100%	Now	$5,100	2038	* *	4	$700	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : One Of Two Units In The Basement								
Backflow Preventer								
Generic	100%			2038	* *	1	$1,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	40%							
Generic	60%			2043	* *	1-2	$3,000	
Chemical System								
Generic	100%			2028	$87,500	1-3	$80,900	

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

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **HARLEM STAGE (GATE HOUSE)**		
Address	: **150 CONVENT AVENUE**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0042.000 / 14801**	**Yr Built/Renovated**	: **1890 / 2013**
Area Sq Ft	: **13,360**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **12-Jan-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **1970** **Lot** : **51**	**BIN**	: **1059628**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Interior Architecture	$58,800	
Total	**$58,800**	
Importance Code C	$58,800	
Total	**$58,800**	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$3,700	$600		$700
Interior Architecture		$5,600	$1,400	$5,000
Electrical	$1,100	$1,100	$900	$1,000
Mechanical	$2,800	$4,400	$3,500	$4,200
Site Pavements	$16,300			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$27,800**	**$15,700**	**$9,800**	**$14,900**
Importance Code A	$4,300	$1,200	$700	$1,400
Importance Code B	$23,500	$14,500	$9,200	$13,400
Importance Code C				
Total	**$27,800**	**$15,700**	**$9,800**	**$14,900**

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
HARLEM STAGE (GATE HOUSE)
Asset # : 14801

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brownstone	60%			LIFE	* *	5	$10,400	
Masonry: Granite	40%			LIFE	* *	5	$6,900	
Windows								
Steel	95%			2048	* *	5	$53,300	
Wood	5%			2048	* *	5	$2,200	
Parapets								
Masonry: Granite	88%			LIFE	* *	5	$2,900	
Other Observation, Extent : Moderate, Area Affected : 90%								
Location : Roof Perimeter								
Explanation : Granite Cornice								
Masonry: Granite	10%			LIFE	* *	5	$300	
Metal Rail	2%			2045	* *	5-10	$900	
Roof								
Copper/Terne	10%			2060	* *	10	$3,700	
Modified Bitumen	5%			2037	* *	10	$700	
Plaza Roof: Stone Panels	10%	2-4	$3,700	2052	* *			
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Plaza Deck								
Explanation : Broken Unit. Shifting And Misaligned Units								
Slate	75%			LIFE	* *			
Soffits								
Fiberglass Panel	100%			2041	* *	5		
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$8,400	
Ceramic Tile	15%			2041	* *	5	$2,900	
Sheet Vinyl/Rubber	35%			2037	* *	5	$10,100	
Vinyl Tile	20%			2037	* *	3	$1,400	
Wood	10%			2060	* *	5	$3,600	
Interior Walls								
Glass: Special Gauge	5%			LIFE	* *	1		
Gypsum Board	20%			LIFE	* *	5	$4,700	
Masonry: Brick	40%	0-2	$58,800	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : West Wall In Basement								
Other Observation, Extent : Severe, Area Affected : 2%								
Location : Basement								
Explanation : Brick And Fieldstone Wall. Water Penetration								
Masonry: Fieldstone	20%			LIFE	* *			
Granite Panels	15%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	30%			2045	* *	5	$6,700	
Exposed Struc: Steel	30%			LIFE	* *			
Gypsum Board	30%			LIFE	* *	5	$8,300	
Wood	10%			LIFE	* *	5	$19,400	
Site Pavements								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HARLEM STAGE (GATE HOUSE)
Asset # : 14801

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$16,300	2045	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : 135th Street								
On-Site Walkways								
Masonry: Granite	35%			LIFE	* *			
Pavers/Stone	65%			2041	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2052	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2 Vertical Sections								
Raceway								
Conduit	100%			2052	* *	1		
Panelboards								
Fused Disc Sw	10%			2048	* *	5		
Molded Case Bkrs	90%			2054	* *	5	$300	
Wiring								
Thermoplastic	100%			2058	* *	1		
Motor Controllers								
Locally Mounted	100%			2049	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	20%			2040	* *	10	$2,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And First Floor								
Explanation : Compact Flourescent Light								
Fluorescent	40%			2040	* *	10	$4,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Offices And Basement								
Explanation : T-8 Lamps								
Incandescent	30%			2040	* *	2	$100	
LED	10%			2040	* *			

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HARLEM STAGE (GATE HOUSE)
Asset # : 14801

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$1,600	
Exit, LED	50%			2067	* *	1		
Exterior Lighting								
HID	30%			2040	* *	10		
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	* *	1	$1,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2037	* *	1-3	$8,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2052	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2045	* *	1	$6,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : One Sectional Gas Burning Boiler								
Distribution								
Hot Wtr Piping/Pump	100%			2048	* *	4	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Hydronic Piping Is Dual Temperature Service								
Terminal Devices								
Convector/Radiator	50%			2045	* *	1	$2,200	
Unit Heater - Hot Water	5%			2037	* *			
No Component	45%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Basement								
Explanation : Air Handler Accounted For Under The Air Conditioning Equipment								
Air Conditioning								
Energy Source								
Electricity	100%			2048	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HARLEM STAGE (GATE HOUSE)
Asset # : 14801

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	95%			2037	* *	1	$5,900	
R-22 Refrigerant, Extent : Light, Area Affected : 85%								
Location : 1 Multistack Unit On Roof								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Third Floor Roof								
Explanation : Cooling Equipment Reported To Be Under Sized								
Split Unit	5%			2037	* *			
R-134a Refrigerant, Extent : Light, Area Affected : 5%								
Location : 1 Unit, Basement Communication Room.								
Terminal Devices								
Air Handler/Cool/Ht	50%			2037	* *	1	$4,100	
Other Observation, Extent : Severe, Area Affected : 30%								
Location : 2nd Floor Stage								
Explanation : Not Enough Air Conditioning For The 2nd Floor Stage								
Fan Coil - 2 Pipe	5%			2037	* *	1	$200	
No Component	45%							
Heat Rejection								
Air Cooled Condenser Unit	100%			2037	* *	2	$9,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$7,500	
Exhaust Fans								
Interior	100%			2037	* *	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	* *	1		
Water Heater With Tanks								
Electric	100%			2030	$23,100	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2037	* *	4	$800	
Backflow Preventer								
Generic	100%			2037	* *	1	$800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Fire Suppression								
Sprinkler								
Generic	100%			2058	* *	1-2	$3,700	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HARLEM STAGE (GATE HOUSE)
Asset # : 14801

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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **HECKSCHER BUILDING TENANT EL MUSEO DEL BARRIO**		
Address	: **1230 5TH AVENUE @E. 104TH STREET**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0033.000 / 3009**	**Yr Built/Renovated**	: **1921 / 2017**
Area Sq Ft	: **215,000**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **11-Nov-2021**	**Landmark Status**	: **INTERIOR LANDMARK**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,3,4,5,6**		
Block	: **1610** **Lot** : **1**	**BIN**	: **1051499**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$2,244,100	$316,800
Interior Architecture	$1,080,500	$1,410,400
Electrical	$157,800	$5,530,700
Mechanical	$1,273,400	$3,633,900
Site Pavements	$50,700	
Total	**$4,806,500**	**$10,891,700**
Importance Code A	$2,244,100	$421,300
Importance Code B	$2,236,300	$10,415,200
Importance Code C	$326,100	$55,200
Total	**$4,806,500**	**$10,891,700**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$74,000	$3,000	$74,400	
Interior Architecture	$110,400		$51,300	$22,000
Electrical	$46,000	$20,100	$24,800	$22,500
Mechanical	$51,300	$44,400	$71,000	$42,600
Site Enclosure	$10,000			
Site Pavements	$20,400			
Elevators/Escalators	$23,700	$23,700	$23,700	$23,700
Total	**$335,900**	**$91,100**	**$245,200**	**$110,700**
Importance Code A	$79,400	$8,300	$79,700	$5,300
Importance Code B	$172,500	$82,800	$165,500	$105,400
Importance Code C	$84,000			
Total	**$335,900**	**$91,100**	**$245,200**	**$110,700**

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HECKSCHER BUILDING TENANT EL MUSEO DEL BARRIO
Asset # : 3009

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	77%			LIFE	* *	5	$293,700	
Masonry: Limestone	15%			LIFE	* *	5	$42,900	
Metal Panel	2%			2053	* *	5-10	$26,200	
Other Observation, Extent : N/A, Area Affected : 2%								
Location : Front Entrance								
Explanation : Architectural Feature								
Metal Coiling Doors	1%			2050	* *	5	$6,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Theater Stage Entrance								
Explanation : Door Installed Within Last Two Years								
Window Wall	5%			2053	* *	5	$35,800	
Windows								
Aluminum	55%			2049	* *	5	$41,500	
Wood	45%	Now	$1,462,900	2058	* *	5	$169,900	
Air Infiltration, Extent : Light, Area Affected : 50%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Parapets								
Masonry: Brick	60%			LIFE	* *	5-10	$139,200	
Metal Panel	5%			2053	* *	5	$6,600	
Metal: Cage/Fence	30%			2046	* *	5-10	$78,800	
Pre-Cast Concrete	5%			LIFE	* *	5	$21,300	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HECKSCHER BUILDING TENANT EL MUSEO DEL BARRIO
Asset # : 3009

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Metal Panel	1%	Now	$21,200	2053	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Roof Hatch At Stair Bulkhead								
Debris Present, Extent : Severe, Area Affected : 10%								
Location : Roof Hatch At Stair Bulkhead- Peeling Paint Debris On Floor								
Caulking Deteriorated, Extent : Severe, Area Affected : 10%								
Location : Roof Hatch At Stair Bulkhead								
Modified Bitumen	24%	Now	$76,300	2038	* *			
Seams Open/Split, Extent : Moderate, Area Affected : 5%								
Location : Observed Cracking								
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : Observed Biological Growth At HVAC Equipment								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Roof Above Theater								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Theater								
Explanation : Damage At Wall Murals In The Theater								
Paver: Asphalt	14%			2046	* *	10	$28,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Roof At Northeast Side.								
Explanation : Surface Is Rubberized Pavers.								
Plaza Roof: Stone Panels	15%			2063	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Newly Installed								
Skylight, Metal/Glass	1%			2053	* *	10	$4,500	
Traffic Topping	30%	Now	$375,600	2043	* *			
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : South Side Of Main Roof								
Under Construction	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof								
Explanation : Overlaying Cast In Place Concrete								
Soffits								
Cast in Place Concrete	100%	2-4	$63,700	LIFE	* *	5	$25,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Concrete Soffit And Exposed Celling At Lower Roof Canopy								
Interior								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HECKSCHER BUILDING TENANT EL MUSEO DEL BARRIO
Asset # : 3009

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%			2029	$556,200	3	$58,700	
Cast in Place Concrete	10%	Now	$133,700	LIFE	* *	5	$64,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Pool Pump Room								
Ceramic Tile	5%			2042	* *	5	$14,700	
Quarry Tile	5%			2046	* *	5	$22,000	
Sheet Vinyl/Rubber	5%			2033	$1,028,800	5	$22,000	
Adhesion Failure, Extent : Light, Area Affected : 25%								
Location : Rubber Tile Flooring								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rubber Tile Flooring								
Explanation : 2 X 2 Tiles								
Terrazzo	15%			LIFE	* *	5	$68,800	
Vinyl Tile	35%			2038	* *	3	$38,500	
Wood	10%			2061	* *	5	$55,000	
Under Construction	5%							
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$38,300	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Observed Diagonal Cracking At The Boiler Room								
Ceramic Tile	15%	0-2	$54,200	2042	* *	5	$23,000	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Kitchen								
Concrete Masonry Unit	15%			LIFE	* *	5	$36,800	
Gypsum Board	30%			LIFE	* *	5-10	$156,400	
Masonry: Brick	5%			LIFE	* *	10	$4,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Plaster	30%	Now	$119,900	LIFE	* *	5	$27,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Pool Area, Gymnasium And Upper Mezzanine								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Pool Area, Gymnasium And Upper Mezzanine								
Ceilings								
AcousTile,Adhered	5%	4+	$253,000	2050	* *	5	$7,300	
Loose/Delam Surface, Extent : Moderate, Area Affected : 25%								
Location : Boiler Celling - Acoustic Board- Observed Peeling And Crumbling Portions								
AcousTileSusp.Lay-In	35%			2046	* *	5	$102,700	
Exposed Struc: Concrete	10%	2-4	$94,200	LIFE	* *	5	$4,600	
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Galleries And Basement Mechanical Room								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Water Damage At The Gymnasium								
Plaster	45%			LIFE	* *	5-10	$226,900	
Wood	5%			LIFE	* *	5	$256,700	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HECKSCHER BUILDING TENANT EL MUSEO DEL BARRIO
Asset # : 3009

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	80%	Now	$2,200	2043	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Theatre Egress Ramps At Rear Of Building. Missing Sections At Roof Playground								
Iron Picket	20%			2068	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2083	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entrance To Courtyard								
Explanation : New Low Walls With Stone Coping And Metal Panels								
Retaining Walls								
Cast in Place Concrete	100%	Now	$7,800	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Theatre Egress Ramps At Rear Of Building								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Theatre Egress Ramps At Rear Of Building								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Asphalt	35%	Now	$50,700	2048	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 60%								
Location : Theatre Egress Ramps At Rear Of Building								
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Theatre Egress Ramps At Rear Of Building								
Tripping Hazard, Extent : Moderate, Area Affected : 30%								
Location : Theatre Egress Ramps At Rear Of Building								
Cast in Place Concrete	40%	4+	$1,800	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Granite	5%			LIFE	* *			
Pavers/Stone	20%			2036	* *			
Parking/Driveway								
Cast in Place Concrete	100%	4+	$18,600	2046	* *			
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : At Access To Internal Courtyard- South Side								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HECKSCHER BUILDING TENANT EL MUSEO DEL BARRIO
Asset # : 3009

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	75%			2033	$104,500	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 4,000 Amperes For Main Building								
Fused Disc Sw	25%			2053	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 2,500 Amperes Serving The Museum								
Switchgear / Switchboard								
Fused Disc Sw	25%			2053	* *	5	$200	
Molded Case Bkrs	75%			2033	$104,500	5	$4,200	
Raceway								
Conduit	30%			2053	* *	1		
Conduit	70%			2033	$99,300	1		
Panelboards								
Molded Case Bkrs	85%			2032	$163,700	5	$4,800	
Molded Case Bkrs	15%			2049	* *	5	$900	
Wiring								
Braided Cloth	25%			2032	$35,900	1		
Thermoplastic	75%			2053	* *	1		
Motor Controllers								
Locally Mounted	80%			2031	$1,266,800	5	$1,200	
Locally Mounted	10%			2046	* *	5	$100	
Variable Frequency Drive	10%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$6,300	
Lighting								
Interior Lighting								
Fluorescent	80%			2028	$3,009,500	10	$157,800	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	3%			2038	* *	10	$5,900	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Museum Lobby								
Fluorescent	10%			2033	$376,200	10	$19,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	3%			2038	* *	10	$5,900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Lobbies								
HID	1%			2028		10	$100	
Incandescent	2%			2028	$67,400	2	$100	
LED	1%			2038	* *			

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
HECKSCHER BUILDING TENANT EL MUSEO DEL BARRIO
Asset # : 3009

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	10%			2038	* *	10	$5,200	
Emergency, Battery	40%			2028	$154,700	10	$20,800	
Exit, Service	5%			2028	$5,000	1		
Exit, Battery	10%			2028	$32,700	10	$1,500	
Exit, Battery	20%			2033	$65,300	10	$2,900	
Exit, Battery	15%			2038	* *	10	$2,200	
Exterior Lighting								
HID	8%			2028	$86,000	10	$100	
LED	2%			2038	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$80,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$132,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations And Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	25%			2046	* *	1	$53,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units, For The Gallery Only. The Building Provides Steam To Heat The Other Areas.								
No Component	75%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Theatre And 3rd Floor								
Explanation : The Building Provides Steam To Heat The Areas Except The Gallery.								
Distribution								
Steam Piping/Pump	100%			2043	* *			

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
HECKSCHER BUILDING TENANT EL MUSEO DEL BARRIO
Asset # : 3009

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	25%			2033	$271,000	1	$33,200	
Convector/Radiator	65%			2031	$306,200	1	$45,100	
Unit Heater - Steam	10%			2033	$32,700	4	$3,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor								
Explanation : Parks Department Offices								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%	2-4	$1,020,000	2043	* *	1	$26,900	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Basement Mechanical Room								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : North Basement Machinery Room								
Explanation : Parks Department								
Window/Wall Unit	20%			2028	$174,600	1		
No Component	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Through Out								
Explanation : Tenant Owns And Maintains Window Units And Chiller								
Distribution								
CW & CHW Wtr Pipe/Pump	60%			2043	* *	4	$6,400	
No Component	40%							
Terminal Devices								
Air Handler/Cool/Ht	60%			2033	$1,341,500	1	$79,800	
Other Observation, Extent : N/A, Area Affected : 60%								
Location : North Side Of Building								
Explanation : Museum Area Only - Air Is Humidity Controlled As Well As Temperature								
No Component	40%							
Heat Rejection								
Air Cooled Condenser Unit	60%	2-4	$200,200	2043	* *	2	$71,900	
Leak Evident, Extent : Severe, Area Affected : 50%								
Location : Upper Roof								
No Component	40%							
Dehumidifier								
No Component	75%							
Generic	25%			2031	$800,800			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 6th Floor Pool								
Explanation : For The 6th Floor Pool								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
HECKSCHER BUILDING TENANT EL MUSEO DEL BARRIO
Asset # : 3009

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$189,800	
Exhaust Fans								
Interior	60%			2033	$613,300	2	$4,000	
No Component	40%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$73,200	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two 120 Gallon Tanks								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2028	$46,100	4	$6,800	
Pool Filter/Treatment								
Sand	100%			2038	* *	4	$2,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 6th Floor								
Explanation : Located In Tenant Space On 6th Floor, Pool Is About 30 Feet Wide And 60 Feet Long								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 6th Floor								
Explanation : 4 Units								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$108,400	
Sprinkler								
No Component	20%							
Generic	80%			2043	* *	1-2	$48,200	
Fire Pump								
Generic	100%			2036	* *	1	$40,200	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **HISTORIC RICHMOND TOWN COLLECTION CARE FACILITY**
Address : **145 ARTHUR KILL ROAD**
Borough : **STATEN ISLAND**
Program / Asset # : **DCA0021.390 / 4494**
Area Sq Ft : **6,000**
Date of Survey : **10-Dec-2020**
Areas Surveyed : **Floors 1**
Block : **4444** **Lot** : **35**

Agency's Number : **N/A**
Yr Built/Renovated : **1998 /**
Project Type : **CULTURAL AFFAIRS**
Landmark Status : **NONE**
BIN : **5141713**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Mechanical	$51,900	
Total	**$51,900**	
Importance Code B	$51,900	
Total	**$51,900**	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$35,000			
Interior Architecture	$19,300		$200	$700
Electrical	$100	$100	$200	$2,400
Mechanical	$34,000	$1,500	$2,800	$24,600
Site Enclosure	$20,500			
Site Pavements	$33,100			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$146,000**	**$5,600**	**$7,200**	**$31,600**
Importance Code A	$35,300	$300	$300	$300
Importance Code B	$58,000	$5,200	$6,900	$31,300
Importance Code C	$52,700			
Total	**$146,000**	**$5,600**	**$7,200**	**$31,600**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN COLLECTION CARE FACILITY
Asset # : 4494

Architecture / System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	$300	
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Perimeter Of Building Exterior								
Vegetation Growth, Extent : Moderate, Area Affected : 40%								
Location : Perimeter Of Building Exterior								
Metal Panel	90%	0-2	$9,700	2052	* *	5	$14,000	
Paint Peeling, Extent : Light, Area Affected : 20%								
Location : Front Facade								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Rear Facade								
Explanation : Vegetation Growth At Rear Facade								
Metal Sect. OHD	5%	0-2	$5,900	2045	* *	5	$600	
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%								
Location : Metal Door At Loading Dock								
Windows								
Aluminum	100%			2048	* *	5	$800	
Roof								
Slate	100%	0-2	$19,500	LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Lower Roof								
Explanation : Moss And Algae Buildup On Lower Roof								
Interior								
Floors								
Cast in Place Concrete	30%	0-2	$4,400	LIFE	* *	5	$5,800	
Paint Peeling, Extent : Moderate, Area Affected : 40%								
Location : Boiler Room And Electrical Closet								
Ceramic Tile	5%			2041	* *	5	$400	
Vinyl Tile	65%	0-2	$3,100	2037	* *	3	$2,200	
Adhesion Failure, Extent : Light, Area Affected : 10%								
Location : Front Entry Foyer, Loading Dock Area And Stair Landing At Second Floor								
Interior Walls								
Gypsum Board	100%	Now	$3,200	LIFE	* *	5	$2,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Below Second Floor Window At Top Of Stairs And First Floor Office								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Below Second Floor Window At Top Of Stairs And First Floor Office								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	$8,600	2052	* *	5	$400	
Water Penetration, Extent : Severe, Area Affected : 100%								
Location : First Floor Office Water Damage Drop Ceiling								
Exposed Struc: Steel	90%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Fireproofing Missing								
Site Enclosure								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN COLLECTION CARE FACILITY
Asset # : 4494

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$16,400	2042	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Left Side Of Property Fence								
Retaining Walls								
Concrete Masonry Unit	100%	0-2	$4,000	2052	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Rear Of The Building								
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%	0-2	$4,700	2041	* *			
Vegetation Growth, Extent : Severe, Area Affected : 80%								
Location : Perimeter Of Building								
Parking/Driveway								
Asphalt	100%	0-2	$28,400	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Loading Dock And Parking Area								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2042	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room And One Outside The Building								
Explanation : Two Main Service Disconnect Switches Rated At 400 Amperes And Two Main Service Disconnect Switches Rated At 200 Amperes								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	$31,800	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1 Vertical Section								
Raceway								
Conduit	100%			2032	$4,300	1		
Panelboards								
Fused Disc Sw	10%			2031	$1,000	5		
Molded Case Bkrs	90%			2031	$8,800	5	$100	
Wiring								
Thermoplastic	100%			2032	$8,800	1		
Motor Controllers								
Locally Mounted	100%			2030	$11,200	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN COLLECTION CARE FACILITY
Asset # : 4494

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	100%			2032	$41,500	10	$5,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2032	$4,900	10	$700	
Exit, Service	50%			2032	$1,000	1		
Exterior Lighting								
LED	20%			2037	* *			
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2027	$2,200	1	$500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm System Only								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2032	$3,000	1-3	$700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Light, Manual Pull Stations, Alarm Bells, Smoke Detectors								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2052	* *	1		
Natural Gas	90%			2052	* *	1		
Conversion Equipment								
Hot Water Boiler	90%			2037	* *	1	$2,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room On 1st Floor								
Explanation : 2 Units								
Radiant Heater	10%			2037	* *	2	$300	
Distribution								
Hot Wtr Piping/Pump	90%			2048	* *	4	$400	
No Component	10%							
Terminal Devices								
Air Handler	90%			2037	* *	1	$3,300	
No Component	10%							
Air Conditioning								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN COLLECTION CARE FACILITY
Asset # : 4494

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2048	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%	Now	$51,900	2042	* *	1	$2,500	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Outside The Building								
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	$22,700	2037	* *	1	$3,300	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Air Handler Room								
Explanation : Direct Expansion Air Handler, With Hot Water Coil Built In, R-22 Refrigerant Compressor Have Removed.								
Heat Rejection								
Air Cooled Condenser Unit	100%	Now	$10,200	2042	* *	2	$3,300	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Outside The Building								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$3,300	
Exhaust Fans								
Interior	100%			2037	* *	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	* *	1		
Water Heater With Tanks								
Electric	100%			2027	$23,100	4		
Sanitary Piping								
Cast Iron	90%			LIFE	* *	1		
Cast Iron	10%	0-2	$100	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Backflow Preventer								
No Component	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : First Floor								
Explanation : No Backflow Preventer In Domestic Water Line								
Generic	50%			2037	* *	1	$200	
Other Observation, Extent : Light, Area Affected : 50%								
Location : First Floor								
Explanation : For Sprinker And Boiler Only								
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN COLLECTION CARE FACILITY
Asset # : 4494

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 2nd Floor								
Explanation : 1Unit								
Fire Suppression								
Sprinkler								
Generic	100%			2052	* *	1-2	$1,700	

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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **HISTORIC RICHMOND TOWN EDWARDS - BARTON HOUSE**
Address : **441 CLARKE AVENUE**
Borough : **STATEN ISLAND**
Program / Asset # : **DCA0021.130 / 2381**
Area Sq Ft : **4,240**
Date of Survey : **08-Dec-2020**
Areas Surveyed : **Floors 1**
Block : **4441** **Lot** : **1**

Agency's Number : **N/A**
Yr Built/Renovated : **1869 /**
Project Type : **CULTURAL AFFAIRS**
Landmark Status : **EXTERIOR LANDMARK**
BIN : **5121936**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$487,200	
Interior Architecture	$317,400	
Site Enclosure		$129,100
Total	**$804,600**	**$129,100**
Importance Code A	$487,200	
Importance Code B	$237,900	
Importance Code C	$79,500	$129,100
Total	**$804,600**	**$129,100**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$51,100			$3,200
Interior Architecture	$3,500			$100
Site Enclosure	$16,400			
Site Pavements	$16,800			
Total	**$87,800**			**$3,200**
Importance Code A	$51,100			$3,200
Importance Code B	$30,200			$100
Importance Code C	$6,500			
Total	**$87,800**			**$3,200**

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN EDWARDS - BARTON HOUSE
Asset # : 2381

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	5%	0-2	$6,900	LIFE	* *	5	$800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Basement Walls								
Caulking Deteriorated, Extent : Moderate, Area Affected : 30%								
Location : Basement Windows								
Wood	95%	Now	$428,600	2052	* *	5	$36,900	1
Dry Rot/Decay, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Various								
Windows								
Wood	100%	Now	$32,900	2048	* *	5	$13,200	
Deteriorated Finish, Extent : Moderate, Area Affected : 60%								
Location : Various Locations Throughout								
Glazing Broken/Cracked, Extent : Severe, Area Affected : 5%								
Location : Front Entry								
Parapets								
Wood Cornice	100%	0-2	$11,300	2042	* *	5	$5,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Wood Cornice And Soffit								
Dry Rot/Decay, Extent : Light, Area Affected : 10%								
Location : Wood Cornice And Soffit								
Roof								
Copper/Terne	15%			2047	* *	10	$3,200	
Wood Shingles	85%	0-2	$58,600	2035	* *			
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Main Roof								
Interior								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN EDWARDS - BARTON HOUSE
Asset # : 2381

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Vinyl Tile	2%	Now	$700	2040	* *	3		
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 90%								
Location : Interior Ceiling Wall And Floor Decaying.								
Explanation : Interior Ceiling Wall And Floor Decaying.								
Vinyl Tile 9" X 9"	5%	Now	$2,800	2042	* *	3	$100	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Various								
Other Observation, Extent : Severe, Area Affected : 0%								
Location : Interior Ceiling Wall And Floor Decaying.								
Explanation : Interior Ceiling Wall And Floor Decaying.								
Wood	93%	Now	$141,100	2060	* *	5	$5,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Interior Ceiling Wall And Floor Decaying.								
Interior Walls								
Plaster	100%	Now	$79,500	LIFE	* *	5	$2,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Cracking/Crumbling, Extent : Severe, Area Affected : 70%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Interior Ceiling Wall And Floor Decaying.								
Ceilings								
Plaster	100%	Now	$96,700	LIFE	* *	5	$3,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Cracking/Crumbling, Extent : Severe, Area Affected : 70%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Interior Ceiling Wall And Floor Decaying.								
Site Enclosure								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN EDWARDS - BARTON HOUSE
Asset # : 2381

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Wood	100%	0-2	$6,500	2030	$129,100			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Front Entrance								
Retaining Walls								
Masonry: Fieldstone	100%	0-2	$9,900	2058	* *			
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%								
Location : Front Entrance								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$16,800	2049	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
Location : Front Entrance								
Misaligned/Bulging, Extent : Severe, Area Affected : 60%								
Location : Front Entrance								

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **HISTORIC RICHMOND TOWN GUYON STORE**		
Address	: **441 CLARKE AVENUE**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0021.180 / 2382**	**Yr Built/Renovated**	: **1815 / 1835**
Area Sq Ft	: **2,790**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **08-Dec-2020**	**Landmark Status**	: **EXTERIOR LANDMARK**
Areas Surveyed	: **Floors 1**		
Block	: **4441** **Lot** : **1**	**BIN**	: **5121942**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$313,800	
Total	**$313,800**	
Importance Code A	$313,800	
Total	**$313,800**	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$7,300	$4,400		
Interior Architecture				$1,800
Mechanical	$100			
Total	**$7,400**	**$4,400**		**$1,900**
Importance Code A	$7,300	$4,400		
Importance Code B	$100			$1,900
Importance Code C				
Total	**$7,400**	**$4,400**		**$1,900**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN GUYON STORE
Asset # : 2382

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Fieldstone	20%			LIFE	* *	5	$1,000	
Masonry: Fieldstone	5%	0-2	$7,300	LIFE	* *	5	$300	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Basement Walls								
Wood	75%	0-2	$144,800	2037	* *	5	$12,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Windows								
Wood	100%			2040	* *	5	$8,900	
Roof								
Wood Shingles	100%	Now	$169,000	2047	* *			1
Dry Rot/Decay, Extent : Severe, Area Affected : 70%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Interior								
Floors								
Wood	100%			2047	* *	5	$3,700	
Interior Walls								
Plaster	75%			LIFE	* *	5	$2,200	
Wood	25%			LIFE	* *	5	$10,000	
Ceilings								
Exposed Struc: Wood	100%			LIFE	* *			

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2058	* *	1		
Water Heater With Tanks								
Electric	100%			2031	$25,300	4		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : First Floor								
Sewage Ejector(s)								
Electric	100%			2040	* *	4	$200	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : First Floor								
Backflow Preventer								
Generic	100%			2040	* *	1	$200	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN GUYON STORE
Asset # : 2382

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Fixtures								
No Component	50%							
Generic	50%							

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **HISTORIC RICHMOND TOWN GUYON/LAKE/TYSON HOUSE**		
Address	: **441 CLARKE AVENUE**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0021.240 / 2383**	**Yr Built/Renovated**	: **1740 / 1820**
Area Sq Ft	: **4,866**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **08-Dec-2020**	**Landmark Status**	: **EXTERIOR LANDMARK**
Areas Surveyed	: **Basement, Floors 1**		
Block	: **4441** **Lot** : **1**	**BIN**	: **5121947**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$692,600	
Interior Architecture	$74,000	
Mechanical		$62,600
Total	**$766,600**	**$62,600**
Importance Code A	$692,600	
Importance Code B	$74,000	$62,600
Total	**$766,600**	**$62,600**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$3,500			
Interior Architecture		$1,100		
Electrical			$100	$32,300
Mechanical	$200	$200	$600	$15,400
Site Pavements	$7,200			
Total	**$10,900**	**$1,400**	**$700**	**$47,600**
Importance Code A	$3,700	$200	$200	$15,500
Importance Code B		$1,200	$400	$32,200
Importance Code C	$7,200			
Total	**$10,900**	**$1,400**	**$700**	**$47,600**

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
Exterior								
Exterior Walls								
Masonry: Brick	5%	Now	$3,500	LIFE	* *	5	$800	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Chimney								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Chimney								
Masonry: Fieldstone	5%			LIFE	* *	5	$600	
Wood	90%	0-2	$414,300	2045	* *	5	$35,700	
Dry Rot/Decay, Extent : Moderate, Area Affected : 50%								
Location : All Elevations								
Split/Cracked, Extent : Moderate, Area Affected : 5%								
Location : All Elevations								
Windows								
Wood	100%	Now	$67,200	2048	* *	5	$13,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 30%								
Location : Window Framing And Sills								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Roof								
Wood Shingles	100%	0-2	$211,100	2041	* *			
Split/Cracked, Extent : Moderate, Area Affected : 40%								
Location : Roof								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Roof								
Interior								
Floors								
Panel/Paver: Cer/Brk	15%			2040	* *	5	$2,300	
Wood	85%	Now	$74,000	2060	* *	5	$5,400	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Interior Walls								
Masonry: Fieldstone	15%			LIFE	* *			
Plaster	60%			LIFE	* *	5	$1,600	
Wood	25%			LIFE	* *	5	$8,800	
Ceilings								
Exposed Struc: Wood	35%			LIFE	* *			
Plaster	65%			LIFE	* *	5	$2,800	
Site Pavements								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN GUYON/LAKE/TYSON HOUSE
Asset # : 2383

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%	Now	$7,200	2041	* *			
Loose Units, Extent : Moderate, Area Affected : 10%								
Location : Various								
Tripping Hazard, Extent : Moderate, Area Affected : 30%								
Location : Front And Rear								
Vegetation Growth, Extent : Moderate, Area Affected : 80%								
Location : Various								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2032	$34,800	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : No Nameplate Ratings Available								
Raceway								
Conduit	100%			2032	$4,700	1		
Panelboards								
Molded Case Bkrs	100%			2031	$10,700	5	$100	
Wiring								
Thermoplastic	100%			2032	$9,700	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Incandescent	100%			2027	$31,200	2	$100	
Alarm								
Security System								
No Component	90%							
Generic	10%			2027	$1,000	1	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	100%			2027	$15,200	1	$2,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit Of Hot Air Furnace								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$2,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	$62,600	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : The Building Has Abounded Plumbing System But No Water Supply.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **HISTORIC RICHMOND TOWN HISTORICAL MUSEUM**		
Address	: **441 CLARKE AVENUE**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0021.030 / 2380**	**Yr Built/Renovated**	: **1848 / 1918**
Area Sq Ft	: **11,569**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **08-Dec-2020**	**Landmark Status**	: **EXTERIOR LANDMARK**
Areas Surveyed	: **Basement, Floors 1,2**		
Block	: **4441** **Lot** : **1**	**BIN**	: **5121947**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$379,100	
Interior Architecture	$275,600	
Electrical		$50,800
Total	**$654,700**	**$50,800**
Importance Code A	$379,100	
Importance Code B	$275,600	$50,800
Total	**$654,700**	**$50,800**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture				$6,200
Interior Architecture	$248,700	$500	$800	$5,400
Electrical	$8,800	$300	$400	$64,800
Mechanical	$2,500	$3,400	$5,700	$3,400
Site Enclosure	$11,200			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$275,100**	**$8,100**	**$10,800**	**$83,700**
Importance Code A	$600	$600	$600	$6,800
Importance Code B	$263,800	$7,500	$10,100	$76,900
Importance Code C	$10,800		$100	
Total	**$275,100**	**$8,100**	**$10,800**	**$83,700**

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
HISTORIC RICHMOND TOWN HISTORICAL MUSEUM
Asset # : 2380

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	0-2	$198,100	LIFE	* *	5	$44,900	
Spalling, Extent : Light, Area Affected : 10%								
Location : Soffit And Down Spout Area								
Masonry: Limestone	5%	Now	$63,100	LIFE	* *	5	$1,900	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Wood	5%			2037	* *	5	$12,500	
Windows								
Wood	100%	0-2	$67,300	2048	* *	5	$13,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 40%								
Location : Various Locations Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 30%								
Location : Various Locations Throughout								
Parapets								
Wood Cornice	100%	Now	$50,600	2052	* *	5	$11,300	1
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Dry Rot/Decay, Extent : Severe, Area Affected : 50%								
Location : Wood Cornice And Soffit								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Roof								
Not Accessible	5%							
Not Accessible	95%							
Interior								
Floors								
Carpet	40%	Now	$204,300	2034	* *	3	$16,200	
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Museum Display Area								
Wrinkling, Extent : Moderate, Area Affected : 15%								
Location : Stairs								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Explanation : Open Seams								
Ceramic Tile	5%			2041	* *	5	$1,300	
Vinyl Tile	15%			2037	* *	3	$1,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Basement								
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Basement								
Wood	40%	Now	$275,600	2067	* *	5	$10,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Stairs And Common Area								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific 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
Interior								
Interior Walls								
Ceramic Tile	5%			2041	* *	5	$300	
Concrete Masonry Unit	5%	0-2	$500	LIFE	* *	5	$100	
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Basement Boiler Room								
Gypsum Board	35%			LIFE	* *	5	$1,100	
Masonry: Brick	10%			LIFE	* *			
Plaster	40%			LIFE	* *	5	$600	
Wood	5%			LIFE	* *	5	$1,000	
Ceilings								
Exposed Struc: Concrete	5%			LIFE	* *	5	$200	
Gypsum Board	70%			LIFE	* *	5	$23,600	
Plaster	25%	Now	$43,900	LIFE	* *	5	$4,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Second Floor Vent Opening Area								
Staining/Discoloring, Extent : Light, Area Affected : 30%								
Location : Second Floor Skylight Opening								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	$10,300	2067	* *			
Deteriorated Finish, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Rear Fance. Falling Tree								
Retaining Walls								
Cast in Place Concrete	100%	Now	$900	2067	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Main Entrance								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	95%			2049	* *			
Cast in Place Concrete	5%			2045	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2032	$21,700	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 800 Amperes.								
Fused Disc Sw	20%			2058	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Main Service Disconnect Switches Rated At 400 Amperes								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific 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
Under 600 Volts								
Transformers								
Dry Type	100%			2049	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 225 Kilovolt Amperes, 408/208-120 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2042	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1 Vertical Section								
Raceway								
Conduit	90%			2032	$35,500	1		
Conduit	10%			2058	* *	1		
Panelboards								
Fused Disc Sw	5%			2031	$1,100	5		
Molded Case Bkrs	95%			2031	$20,300	5	$300	
Wiring								
Thermoplastic	100%			2032	$35,700	1		
Motor Controllers								
Locally Mounted	100%			2030	$50,800	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	10%			2027	$20,200	10	$1,100	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Fluorescent	10%			2027	$20,200	10	$1,100	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Incandescent	8%			2032	$14,500	2		
LED	2%			2040	* *			
LED	70%			2037	* *			
Egress Lighting								
Emergency, Battery	50%			2027	$10,400	10	$1,400	
Exit, Service	50%			2027	$2,700	1		
Exterior Lighting								
Fluorescent	10%			2027	$4,900	10	$100	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Outside								
No Component	90%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific 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
Alarm								
Security System								
No Component	80%							
Generic	10%	0-2	$2,300	2042	* *	1	$400	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Interior								
Generic	10%			2027	$2,300	1	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%	Now	$6,400	2042	* *	1-3	$1,300	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2052	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2049	* *	1	$5,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units Of Caravan Boiler In Tandems								
Distribution								
Hot Wtr Piping/Pump	100%			2048	* *	4	$900	
Terminal Devices								
Air Handler	75%			2040	* *	1	$5,400	
Convector/Radiator	25%			2045	* *	1	$900	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	75%			2040	* *	1	$4,000	
Other Observation, Extent : Light, Area Affected : 75%								
Location : Backyard								
Explanation : 3 Units. R-410a								
No Component	25%							
Distribution								
Ductwork/Diffusers	75%			LIFE	* *	2	$11,300	
No Component	25%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific 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
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	75%			2037	* *	1	$5,400	
No Component	25%							
Heat Rejection								
Air Cooled Condenser Unit	75%			2037	* *	2	$6,000	
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	75%			LIFE	* *	2-5	$4,800	
No Component	25%							
Exhaust Fans								
Interior	75%			2040	* *	2	$300	
No Component	25%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2030	$18,300	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 2nd Floor								
Explanation : 1 Unit								

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **HISTORIC RICHMOND TOWN OLD PUBLIC SCHOOL 28**
Address : **441 CLARKE AVENUE**
Borough : **STATEN ISLAND**
Program / Asset # : **DCA0021.340 / 2386**
Area Sq Ft : **11,825**
Date of Survey : **10-Dec-2020**
Areas Surveyed : **Basement, Floors 1,2**
Block : **4441** **Lot** : **1**

Agency's Number : **N/A**
Yr Built/Renovated : **1908 / 2013**
Project Type : **CULTURAL AFFAIRS**
Landmark Status : **EXTERIOR LANDMARK**
BIN : **5121944**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$1,092,000	
Interior Architecture	$340,300	
Electrical	$141,500	
Mechanical	$66,300	$324,200
Site Enclosure	$60,400	
Site Pavements	$260,000	
Total	**$1,960,600**	**$324,200**
Importance Code A	$1,158,300	
Importance Code B	$481,800	$324,200
Importance Code C	$320,500	
Total	**$1,960,600**	**$324,200**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$29,500			$1,900
Interior Architecture	$58,800			$1,300
Electrical	$81,300	$700	$700	$56,700
Mechanical	$26,200	$1,600	$1,600	$37,800
Site Enclosure	$46,400			
Total	**$242,100**	**$2,200**	**$2,200**	**$97,700**
Importance Code A	$29,500	$1,200	$1,200	$3,000
Importance Code B	$188,900	$1,000	$1,100	$94,700
Importance Code C	$23,800			
Total	**$242,100**	**$2,200**	**$2,200**	**$97,700**

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
HISTORIC RICHMOND TOWN OLD PUBLIC SCHOOL 28
Asset # : 2386

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	$5,000	
Cast Stone/Terra Cotta	3%	0-2	$63,800	LIFE	* *	5	$11,700	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%								
Location : Window Headers								
Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
Location : Bird Droppings								
Masonry: Brick	85%	Now	$748,300	LIFE	* *	5	$42,400	1
Efflorescence, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Expansion Joint Failure, Extent : Severe, Area Affected : 30%								
Location : Throughout Exterior Brick Facades								
Horizontal Cracks, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%								
Location : North Facade								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%								
Location : North Facade								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Various Locations Throughout								
Masonry: Limestone	2%	Now	$25,300	LIFE	* *	5	$700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Window Sills								
Caulking Deteriorated, Extent : Severe, Area Affected : 40%								
Location : Window Sills Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Knee Wall And Front Stair Rail Copings								
Stucco Cement	3%			2037	* *	5	$3,700	
Wood	5%	Now	$57,900	2037	* *	5	$6,200	
Dry Rot/Decay, Extent : Moderate, Area Affected : 20%								
Location : Second Floor Tudor Walls								
Paint Peeling, Extent : Moderate, Area Affected : 30%								
Location : Second Floor Tudor Walls								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN OLD PUBLIC SCHOOL 28
Asset # : 2386

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows								
Wood	90%	Now	$105,100	2057	* *	5	$20,300	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout Main Building								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Wood	10%			2048	* *	5	$4,500	
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Extension								
Explanation : Extension								
Parapets								
Masonry: Brick	10%			LIFE	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Extension								
Explanation : Extension								
Wood Cornice	90%	Now	$66,000	2058	* *	5	$12,900	1
Dry Rot/Decay, Extent : Severe, Area Affected : 60%								
Location : Main Building Wood Cornice								
Recent Repair Evident, Extent : N/A, Area Affected : 60%								
Location : Main Building Wood Cornice								
Roof								
Asphalt Shingle	75%			2041	* *	10	$3,700	
Copper/Terne	10%	Now	$4,200	2047	* *			
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Not Accessible	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Extension								
Soffits								
Wood	100%	Now	$51,000	2052	* *	5	$5,400	
Dry Rot/Decay, Extent : Severe, Area Affected : 60%								
Location : Front Facade								
Paint Peeling, Extent : Severe, Area Affected : 60%								
Location : Front Facade								
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 OLD PUBLIC SCHOOL 28
Asset # : 2386

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Asphalt Poured	5%	Now	$3,300	2052	* *	5	$300	
Loose/Delam Surface, Extent : Moderate, Area Affected : 40%								
Location : Stairs Landings								
Wrinkling, Extent : Moderate, Area Affected : 60%								
Location : Stairs								
Cast in Place Concrete	5%			LIFE	* *	5	$2,900	
Ceramic Tile	5%	Now	$4,100	2035	* *	5	$700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	30%	Now	$71,800	2042	* *	3	$3,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Vinyl Tile 9" X 9"	10%	Now	$10,200	2042	* *	3	$1,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 40%								
Location : Basement Lunch Room								
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Basement Lunch Room								
Wood	5%	Now	$51,700	2072	* *	5	$1,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 40%								
Location : Custodian Office In Basement								
Dry Rot/Decay, Extent : Severe, Area Affected : 40%								
Location : Custodian Office In Basement								
Wood	40%	0-2	$137,800	2047	* *	5	$10,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Interior Walls								
Gypsum Board	20%			LIFE	* *	5	$4,900	
Masonry: Brick	25%			LIFE	* *			
Plaster	45%	Now	$23,800	LIFE	* *	5	$5,500	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings								
Embossed Metal	10%	0-2	$17,400	LIFE	* *	5	$1,200	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%								
Location : First Floor. Various Locations								
Plaster	90%	Now	$79,000	LIFE	* *	5	$15,200	
Patching Evident, Extent : Moderate, Area Affected : 30%								
Location : Basement And Stairwell								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific 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
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	$60,400	2082	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : Basement Stairs								
Retaining Walls								
Masonry: Brick	100%	Now	$46,400	2052	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Basement Stairs								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$163,700	2052	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Various								
Tripping Hazard, Extent : Moderate, Area Affected : 60%								
Location : Walkway And Stairs								
Parking/Driveway								
Cast in Place Concrete	100%	Now	$96,400	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Side Driveway								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2058	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Three Main Service Switches Rated At 200 Amperes.								
Transformers								
Dry Type	100%			2049	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 150 Kilovolt Amperes 480/208-120 Volts								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	$46,500	2062	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Raceway								
Conduit	80%			2032	$31,600	1		
Conduit	20%			2058	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific 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
Under 600 Volts								
Panelboards								
Fused Toggle Switch	50%	2-4	$10,700	2057	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Molded Case Bkrs	20%			2031	$4,300	5	$100	
Molded Case Bkrs	30%			2054	* *	5	$100	
Wiring								
Braided Cloth	65%	2-4	$23,200	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	20%			2032	$7,100	1		
Thermoplastic	15%			2058	* *	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	100%			2027	$141,500	10	$10,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : T-12 Lamps								
Exterior Lighting								
HID	15%			2027	$8,900	10		
Incandescent	5%			2027	$3,400	2		
No Component	80%							
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2027	$32,700	1-3	$7,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2032	$3,300	1		
Conversion Equipment								
Steam Boiler	100%	Now	$66,300	2052	* *	1	$10,500	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific 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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%			2032	$101,500			
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Convector/Radiator	90%			2030	$93,300	1	$3,400	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fan Coil Unit/Heat	10%			2027	$31,400	1	$400	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Window/Wall Unit	10%			2027	$4,800	1		
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2032	$32,600	1		
Galvanized Steel	80%			2030	$129,500	1		
On Extended Life, Extent : Light, Area Affected : 80%								
Location : Throughout								
Water Heater With Tanks								
Gas Fired	100%			2030	$18,300	2		
Sanitary Piping								
Cast Iron	100%	Now	$8,000	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Storm Drain Piping								
Cast Iron	100%	Now	$17,900	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 100%								
Location : Gutters Around The Roof								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT**
Address : **441 CLARKE AVENUE**
Borough : **STATEN ISLAND**
Program / Asset # : **DCA0021.070 / 2810**
Area Sq Ft : **2,731**
Date of Survey : **10-Dec-2020**
Areas Surveyed : **Floors 1**
Block : **4441** **Lot** : **200**

Agency's Number : **N/A**
Yr Built/Renovated : **1855 /**
Project Type : **CULTURAL AFFAIRS**
Landmark Status : **EXTERIOR LANDMARK**
BIN : **5121949**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$330,200	
Interior Architecture	$86,200	
Mechanical	$77,100	
Site Enclosure		$234,500
Total	**$493,600**	**$234,500**
Importance Code A	$330,200	
Importance Code B	$163,300	
Importance Code C		$234,500
Total	**$493,600**	**$234,500**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$52,600			
Interior Architecture	$99,300			$800
Electrical	$12,800			$41,200
Mechanical	$186,700	$500	$2,000	$2,100
Site Enclosure	$46,900			
Site Pavements	$6,700			
Total	**$405,000**	**$500**	**$2,000**	**$44,100**
Importance Code A	$72,900	$100	$100	$100
Importance Code B	$265,500	$400	$1,900	$44,000
Importance Code C	$66,600			
Total	**$405,000**	**$500**	**$2,000**	**$44,100**

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 PARSONAGE RESTAURANT
Asset # : 2810

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Wood	100%	Now	$253,500	2045	* *	5	$21,800	
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Windows								
Wood	100%	Now	$37,800	2057	* *	5	$7,600	
Air Infiltration, Extent : Severe, Area Affected : 45%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
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%	Now	$14,800	2052	* *	5	$6,600	
Dry Rot/Decay, Extent : Moderate, Area Affected : 30%								
Location : Roof Eaves								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Roof Eaves								
Explanation : Eaves Trough Gutters/built-in Gutter								
Roof								
Wood Shingles	20%	Now	$15,300	2047	* *			1
Dry Rot/Decay, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Wood Shingles	80%	Now	$61,400	2047	* *			1
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Dry Rot/Decay, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Interior								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT
Asset # : 2810

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	35%	Now	$29,800	2034	* *	3	$2,400	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Staining/Discoloring, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Wrinkling, Extent : Severe, Area Affected : 45%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Building Is No Longer In Use. Interior Structural Sign Of Decay								
Ceramic Tile	5%	Now	$5,400	2047	* *	5	$100	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Quarry Tile	10%	Now	$7,100	2045	* *	5	$300	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Old Kitchen								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Kitchen No Longer In Use. Interior Structural Sign Of Decay								
Wood	50%	Now	$86,200	2072	* *	5	$2,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 30%								
Location : Second Floor								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 0%								
Location : Interior								
Explanation : Sturctural No Longer In Use. Interior Sturctural Sign Of Decay.								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future 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 PARSONAGE RESTAURANT
Asset # : 2810

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Plaster	95%	Now	$11,600	LIFE	* *	5	$200	
Paint Peeling, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Worn/Eroded, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 0%								
Location : Interior								
Explanation : Sturctural No Longer In Use. Interior Sturctural Sign Of Decay.								
Wood	5%	Now	$1,400	LIFE	* *	5	$100	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Worn/Eroded, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 0%								
Location : Interior								
Explanation : Sturctural No Longer In Use. Interior Sturctural Sign Of Decay.								
Ceilings								
Plaster	100%	Now	$44,000	LIFE	* *	5	$2,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 0%								
Location : Interior								
Explanation : Sturctural No Longer In Use. Interior Sturctural Sign Of Decay.								
Site Enclosure								
Fence/Gates								
Wood	100%	0-2	$46,900	2033	$234,500			
Dry Rot/Decay, Extent : Severe, Area Affected : 20%								
Location : Perimeter Of Site								
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%	2-4	$6,700	2041	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 30%								
Location : Various								
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : Various								
Parking/Driveway								
Cast in Place Concrete	100%			2045	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT
Asset # : 2810

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2-4	$1,600	2062	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Main Service Disconnect Switch Rated At 600 Amperes. On Extended Life								
Raceway								
Conduit	100%			2032	$39,500	1		
Panelboards								
Fused Disc Sw	10%			2031	$2,100	5		
Molded Case Bkrs	90%			2031	$19,300	5	$100	
Wiring								
Thermoplastic	100%			2032	$35,700	1		
Ground								
Grounding Devices								
Generic	100%	2-4	$11,100	LIFE	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Corroded								
Lighting								
Interior Lighting								
Incandescent	100%			2027	$38,100	2	$100	
Exterior Lighting								
Incandescent	20%			2027	$3,100	2		
No Component	80%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%	Now	$800	2052	* *	1		
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : Gas Shutdown Due To Corrosion And Pipe Leakage.								
Conversion Equipment								
Hot Water Boiler	100%	Now	$18,700	2052	* *	1	$1,200	
Abandoned in Place, Extent : Severe, Area Affected : 100%								
Location : Basement								
Distribution								
Hot Wtr Piping/Pump	100%	Now	$300	2057	* *	4	$100	
Abandoned in Place, Extent : Severe, Area Affected : 100%								
Location : Basement								

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 PARSONAGE RESTAURANT
Asset # : 2810

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	100%	Now	$27,500	2042	* *	1	$1,500	
Abandoned in Place, Extent : Severe, Area Affected : 100%								
Location : Basement								
Air Conditioning								
Energy Source								
Electricity	100%	0-2	$4,800	2048	* *	1		
Abandoned in Place, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%	Now	$47,700	2037	* *	2	$100	
R-22 Refrigerant, Extent : Severe, Area Affected : 100%								
Location : Outside The Building								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Condemned Units Due To Use Of R-22								
Distribution								
Ductwork/Diffusers	100%	Now	$77,100	LIFE	* *	2	$3,600	
Abandoned in Place, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	$34,100	2042	* *	1	$1,500	
Abandoned in Place, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Heat Rejection								
Air Cooled Condenser Unit	100%	Now	$5,100	2042	* *	2	$1,500	
Abandoned in Place, Extent : Severe, Area Affected : 100%								
Location : Building Side Yard								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$1,500	
Exhaust Fans								
Interior	70%	Now	$9,100	2042	* *	2		
Abandoned in Place, Extent : Severe, Area Affected : 100%								
Location : Basement								
Roof	30%	Now	$1,700	2042	* *	2		
Abandoned in Place, Extent : Severe, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$11,300	2058	* *	1		
Abandoned in Place, Extent : Severe, Area Affected : 100%								
Location : Throught, Abended In Place								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT
Asset # : 2810

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater With Tanks								
Gas Fired	100%	Now	$400	2032	$18,300	2		
Abandoned in Place, Extent : Severe, Area Affected : 100%								
Location : Basement								
Sanitary Piping								
Cast Iron	100%	Now	$22,100	LIFE	* *	1		
Corroded, Extent : Severe, Area Affected : 80%								
Location : Throughout								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Submersible	100%	Now	$1,600	2027	$1,600	4	$100	
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Basement								
Sewage Ejector(s)								
Electric	100%	0-2	$1,500	2040	* *	4	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Sewage Ejecting Pump Leaking Smell								
Fixtures								
Generic	100%							
Abandoned in Place, Extent : Severe, Area Affected : 100%								
Location : Abended In Place								
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **HISTORIC RICHMOND TOWN SCHWIEBERT HOUSE**
Address : **441 CLARKE AVENUE**
Borough : **STATEN ISLAND**
Program / Asset # : **DCA0021.260 / 2384**
Area Sq Ft : **3,736**
Date of Survey : **10-Dec-2020**
Areas Surveyed : **Basement, Floors 1**
Block : **4441** **Lot** : **1**

Agency's Number : **N/A**
Yr Built/Renovated : **1909 /**
Project Type : **CULTURAL AFFAIRS**
Landmark Status : **NONE**
BIN : **5121933**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$508,500	
Site Enclosure	$117,700	$42,000
Total	**$626,300**	**$42,000**
Importance Code A	$508,500	
Importance Code C	$117,700	$42,000
Total	**$626,300**	**$42,000**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$105,900			
Interior Architecture		$100		$3,400
Electrical				$5,200
Mechanical	$400	$1,600	$300	$400
Site Enclosure	$12,200			
Site Pavements	$14,100			
Total	**$132,700**	**$1,700**	**$300**	**$9,000**
Importance Code A	$106,100	$200	$200	$200
Importance Code B	$12,500	$1,500	$100	$8,800
Importance Code C	$14,100			
Total	**$132,700**	**$1,700**	**$300**	**$9,000**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN SCHWIEBERT HOUSE
Asset # : 2384

Architecture	Current Repair			Future Replacement			Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost		Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
Masonry: Brick	85%	Now	$374,700	LIFE		* *	5	$11,600	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Painted Surfaces, Extent : Severe, Area Affected : 100%									
Location : Throughout. Paint Peeling.									
Masonry: Fieldstone	5%	0-2	$13,700	LIFE		* *	5	$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Basement Field Stone Walls									
Wood	10%	Now	$36,200	2052		* *	5	$3,400	1
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : South Facade. Green House At Rear Of Building									
Dry Rot/Decay, Extent : Severe, Area Affected : 60%									
Location : Rear Green House									
Split/Cracked, Extent : Moderate, Area Affected : 20%									
Location : South Facade									
Windows									
Wood	100%	Now	$79,400	2057		* *	5	$11,600	
Air Infiltration, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Split/Cracked, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Other Observation, Extent : N/A, Area Affected : 20%									
Location : Basement And Green House									
Explanation : Missing Windows At Basement And Green House									
Parapets									
Wood Cornice	100%	Now	$45,400	2062		* *	5	$5,600	1
Dry Rot/Decay, Extent : Severe, Area Affected : 60%									
Location : Throughout Exterior Wood Cornice, Soffit And Trims									
Paint Peeling, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Split/Cracked, Extent : Moderate, Area Affected : 50%									
Location : Throughout									

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN SCHWIEBERT HOUSE
Asset # : 2384

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Metal Panel	10%	Now	$10,600	2052	* *			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%								
Location : Porch								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Porch								
Slate	90%	Now	$54,500	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Main Roof								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : East Wall Of Second Floor								
Interior								
Floors								
Cast in Place Concrete	23%			LIFE	* *	5	$2,600	
Ceramic Tile	5%			2035	* *	5	$300	
Quarry Tile	5%			2037	* *	5	$400	
Wood	65%			2047	* *	5	$6,400	
Not Accessible	2%							
Interior Walls								
Masonry: Brick	10%			LIFE	* *			
Plaster	75%			LIFE	* *	5	$1,500	
Wood	10%			LIFE	* *	5	$2,700	
Not Accessible	5%							
Ceilings								
Plaster	85%			LIFE	* *	5	$2,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Second Floor Office East Wall								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Second Floor Office East Wall								
Wood	5%			LIFE	* *	5	$2,300	
Not Accessible	10%							
Site Enclosure								
Fence/Gates								
Wood	10%	Now	$4,200	2033	$42,000			
Dry Rot/Decay, Extent : Severe, Area Affected : 40%								
Location : Front Porch								
Wood	90%	Now	$113,500	2037	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Wood Fence Side Yard								
Dry Rot/Decay, Extent : Severe, Area Affected : 40%								
Location : Side Yard								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN SCHWIEBERT HOUSE
Asset # : 2384

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Masonry: Brick	5%	4+	$200	2042	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Rear Of Building								
Masonry: Fieldstone	95%	0-2	$12,000	2042	* *			
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%								
Location : Front Entrance								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Side Wall								
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%	Now	$14,100	2047	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Various								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Various								
Tripping Hazard, Extent : Severe, Area Affected : 40%								
Location : Various Locations								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2058	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Main Service Disconnect Switch Rated At 225 Amperes								
Raceway								
Conduit	80%			2032	$3,500	1		
Conduit	20%			2058	* *	1		
Panelboards								
Molded Case Bkrs	100%			2054	* *	5	$100	
Wiring								
Thermoplastic	30%			2032	$2,600	1		
Thermoplastic	70%			2058	* *	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	15%			2027	$3,600	10	$500	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Incandescent	5%			2027	$1,100	2		
LED	80%			2040	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future 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 SCHWIEBERT HOUSE
Asset # : 2384

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 90%								
Location : First Floor Through Third Floor								
Explanation : No Access To First Floor Through Third Floor, People Living.								
Conversion Equipment								
Hot Water Boiler	100%			2037	* *	1	$1,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit.								
Distribution								
Hot Wtr Piping/Pump	100%			2031	$7,500	4	$200	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Terminal Devices								
Convector/Radiator	100%			2030	$27,900	1	$1,100	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Window/Wall Unit	10%			2025	$1,300	1		
No Component	90%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2030	$43,600	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Water Heater With Tanks								
Gas Fired	100%			2030	$16,700	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Sump Pump(s)								
Submersible	100%			2024	$100	4	$100	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Basement								
Fixtures								
Generic	100%							

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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **HISTORIC RICHMOND TOWN SEAMAN COTTAGE**				
Address	: **441 CLARKE AVENUE**				
Borough	: **STATEN ISLAND**		**Agency's Number**	: **N/A**	
Program / Asset #	: **DCA0021.400 / 14347**		**Yr Built/Renovated**	: **1836 / 2005**	
Area Sq Ft	: **1,200**		**Project Type**	: **CULTURAL AFFAIRS**	
Date of Survey	: **10-Dec-2020**		**Landmark Status**	: **EXTERIOR LANDMARK**	
Areas Surveyed	: **Floors 1,2**				
Block	: **4441**	**Lot** : **1**	**BIN**	: **5121947**	

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$92,900	
Total	**$92,900**	
Importance Code A	$92,900	
Total	**$92,900**	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$3,900	$900		
Interior Architecture				
Electrical				
Mechanical				$100
Total	**$3,900**	**$1,000**		**$100**
Importance Code A	$3,900	$900		
Importance Code B				$100
Importance Code C				
Total	**$3,900**	**$1,000**		**$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
HISTORIC RICHMOND TOWN SEAMAN COTTAGE
Asset # : 14347

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	20%			LIFE		5	$600	
Wood	80%	Now	$92,900	2037	* *	5	$10,000	
Dry Rot/Decay, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Windows								
Wood	100%	Now	$3,900	2048	* *	5	$1,500	
Air Infiltration, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 30%								
Location : Exterior Frames								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Rear								
Explanation : Missing Windows At First Floor Rear								
Roof								
Wood Shingles	100%			2035	* *	10	$900	
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$1,300	
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Cellar								
Explanation : Cellar								
Not Accessible	80%							
Interior Walls								
Plaster	10%			LIFE	* *	5		
Not Accessible	90%							
Ceilings								
Plaster	10%			LIFE	* *	5	$200	
Not Accessible	90%							
Site Enclosure								
Retaining Walls								
Concrete Masonry Unit	100%			2058	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN SEAMAN COTTAGE
Asset # : 14347

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2058	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Main Service Disconnct Switch Rated At 800 Amperes								
Transformers								
Dry Type	100%			2049	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 225 Kilovolt Amperes, 480/208-120 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2058	* *	5		
Raceway								
Conduit	100%			2058	* *	1		
Panelboards								
Molded Case Bkrs	100%			2054	* *	5		
Wiring								
Thermoplastic	100%			2058	* *	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5		
Lighting								
Interior Lighting								
Fluorescent	100%			2040	* *	10	$1,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : T8 Lamps								
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2040	* *	1-3	$100	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	20%			2058	* *	1		
Recent Installation, Extent : N/A, Area Affected : 10%								
Location : Power Room. Electrical Unit Heater								
No Component	80%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : This House No Mechanical System								
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
HISTORIC RICHMOND TOWN SEAMAN COTTAGE
Asset # : 14347

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sump Pump(s)								
Submersible	100%			2027		4		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Power Room.								

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **HISTORIC RICHMOND TOWN STEPHENS-BLACK HOUSE/GEN. STORE**
Address : **441 CLARKE AVENUE**
Borough : **STATEN ISLAND**
Program / Asset # : **DCA0021.300 / 2385**
Area Sq Ft : **4,795**
Date of Survey : **10-Dec-2020**
Areas Surveyed : **Basement, Floors 1,2**
Block : **4441** **Lot** : **1**

Agency's Number : **N/A**
Yr Built/Renovated : **1837 / 1839**
Project Type : **CULTURAL AFFAIRS**
Landmark Status : **EXTERIOR LANDMARK**
BIN : **5121941**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$160,600	
Interior Architecture	$62,200	
Total	**$222,800**	
Importance Code A	$160,600	
Importance Code B	$62,200	
Total	**$222,800**	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$37,000			
Interior Architecture	$89,600			
Electrical		$100		$18,600
Mechanical	$200	$200	$600	$200
Site Enclosure	$1,600			
Site Pavements	$32,300			
Total	**$160,800**	**$300**	**$600**	**$18,900**
Importance Code A	$37,200	$200	$200	$200
Importance Code B	$32,300	$100	$400	$18,700
Importance Code C	$91,200			
Total	**$160,800**	**$300**	**$600**	**$18,900**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN STEPHENS-BLACK HOUSE/GEN. STORE
Asset # : 2385

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	25%			LIFE	* *	5	$1,800	
Wood	75%	Now	$160,600	2045	* *	5	$13,800	
Dry Rot/Decay, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Windows								
Wood	100%	Now	$900	2040	* *	5	$400	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Various Locations Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 30%								
Location : First Floor Various Locations								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Roof								
Copper/Terne	90%	0-2	$36,100	2047	* *			
Deformed/Dented, Extent : Moderate, Area Affected : 20%								
Location : Upper Roof								
Wood Shingles	10%			2028	$20,700	10	$300	
Interior								
Floors								
Vinyl Tile	5%	Now	$2,300	2042	* *	3	$100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Basement								
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Basement								
Wood	95%	Now	$62,200	2047	* *	5	$4,600	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Stairs To Basement Area								
Dry Rot/Decay, Extent : Severe, Area Affected : 20%								
Location : Front Of Fire Place At Kitchen Area								
Interior Walls								
Concrete Masonry Unit	10%	Now	$17,200	LIFE	* *	5	$200	
Efflorescence, Extent : Severe, Area Affected : 60%								
Location : Basement								
Repointing Failure, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Plaster	70%	Now	$41,600	LIFE	* *	5	$1,200	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Paint Peeling, Extent : Severe, Area Affected : 60%								
Location : Throughout First And Second Floor								
Wood	20%			LIFE	* *	5	$4,600	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN STEPHENS-BLACK HOUSE/GEN. STORE
Asset # : 2385

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Struc: Wood	25%	Now	$19,700	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Interior First And Second Floor Ceilings								
Paint Peeling, Extent : Moderate, Area Affected : 40%								
Location : Interior Ceilings								
Plaster	75%	Now	$8,800	LIFE	* *	5	$1,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Second Floor								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Second Floor								
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	100%	0-2	$1,600	2042	* *			
Vegetation Growth, Extent : Moderate, Area Affected : 30%								
Location : Front Elevation								
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%	Now	$32,300	2041	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Front Concrete Stair Landing								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2058	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Main Service Disconnect Switch Rated At 100 Amperes								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2058	* *	5	$100	
Raceway								
Conduit	80%			2042	* *	1		
Conduit	20%			2058	* *	1		
Panelboards								
Fused Disc Sw	5%			2040	* *	5		
Molded Case Bkrs	65%			2040	* *	5	$100	
Molded Case Bkrs	30%			2054	* *	5		
Wiring								
Thermoplastic	70%			2042	* *	1		
Thermoplastic	30%			2058	* *	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN STEPHENS-BLACK HOUSE/GEN. STORE
Asset # : 2385

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	50%			2037	* *	10	$2,200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement								
Incandescent	50%			2027	$16,400	2	$100	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Conversion Equipment								
Furnace	100%			2037	* *	1	$2,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1Unit								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$2,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Hot Air Furnace.								
Plumbing								
H/C Water Piping								
Galvanized Steel	10%			2030	$6,600	1		
No Component	90%							

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **HISTORIC RICHMOND TOWN THIRD COUNTY COURTHOUSE**
Address : **441 CLARKE AVENUE**
Borough : **STATEN ISLAND**
Program / Asset # : **DCA0021.010 / 2379**
Area Sq Ft : **7,447**
Date of Survey : **08-Dec-2020**
Areas Surveyed : **Basement, Floors 1,2**
Block : **4441** **Lot** : **1**
Agency's Number : **N/A**
Yr Built/Renovated : **1837 / 1990**
Project Type : **CULTURAL AFFAIRS**
Landmark Status : **EXTERIOR LANDMARK**
BIN : **5121946**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$308,000	
Interior Architecture	$251,800	
Mechanical		$101,900
Site Enclosure		$420,700
Total	**$559,900**	**$522,600**
Importance Code A	$308,000	
Importance Code B	$251,800	$101,900
Importance Code C		$420,700
Total	**$559,900**	**$522,600**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$135,400			$24,800
Interior Architecture	$15,400			$300
Electrical	$7,900	$100		$28,900
Mechanical	$10,200	$1,300	$1,000	$25,300
Site Enclosure	$43,200			
Site Pavements	$6,400			
Total	**$218,400**	**$1,400**	**$1,000**	**$79,300**
Importance Code A	$142,400	$700	$700	$25,500
Importance Code B	$36,100	$600	$300	$53,800
Importance Code C	$40,000			
Total	**$218,400**	**$1,400**	**$1,000**	**$79,300**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN THIRD COUNTY COURTHOUSE
Asset # : 2379

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	$244,200	LIFE	* *	5	$13,800	
Horizontal Cracks, Extent : Light, Area Affected : 10%								
Location : Various Locations At Window Opening								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Various Locations Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Throughout								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Throughout								
Staining/Discoloring, Extent : Severe, Area Affected : 30%								
Location : Near Down Spouts And Gutters								
Vegetation Growth, Extent : Light, Area Affected : 10%								
Location : Rear Facade								
Masonry: Brownstone	20%	Now	$63,900	LIFE	* *	5	$3,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : North Facade								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : North Facade								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Front Elevation								
Explanation : Peeling Paint								
Masonry: Limestone	5%	0-2	$25,000	LIFE	* *	5	$700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Window Sills Headers								
Wood	5%	Now	$28,700	2037	* *	5	$2,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Various Locations Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 50%								
Location : Rear Of Building								
Windows								
Wood	100%	Now	$16,900	2040	* *	5	$6,800	
Condensation Present, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Frames								
Split/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Frames								
Parapets								
Wood Cornice	100%	Now	$23,600	2052	* *	5	$10,500	1
Dry Rot/Decay, Extent : Severe, Area Affected : 30%								
Location : Upper Wood Cornice And Front Facade								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Throughout								

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Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN THIRD COUNTY COURTHOUSE
Asset # : 2379

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Copper/Terne	100%			2047	* *	10	$24,800	
Soffits								
Wood	100%	Now	$41,200	2045	* *	5	$4,400	
Dry Rot/Decay, Extent : Severe, Area Affected : 40%								
Location : Front And Rear Facades								
Paint Peeling, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Interior								
Floors								
Carpet	5%	0-2	$10,400	2034	* *	3	$800	
Staining/Discoloring, Extent : Severe, Area Affected : 100%								
Location : Second Floor Staff Room Or Office								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Wrinkling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Cast in Place Concrete	5%	Now	$5,000	LIFE	* *	5	$1,200	
Paint Peeling, Extent : Severe, Area Affected : 50%								
Location : Bathroom Floors								
Wood	90%	Now	$251,800	2060	* *	5	$9,200	
Staining/Discoloring, Extent : Moderate, Area Affected : 40%								
Location : First, Second Floor Public Space And Stair Landings								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : First And Second Floor Public Space								
Interior Walls								
Plaster	100%			LIFE	* *	5	$2,200	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Various Locations Throughout								
Ceilings								
Plaster	100%			LIFE	* *	5	$6,800	
Site Enclosure								
Fence/Gates								
Iron Picket	5%	0-2	$500	2052	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Various								
Wood	95%			2030	$420,700			
Free Standing Walls								
Masonry: Brick	100%	4+	$33,100	2058	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Rear Of Building								
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 30%								
Location : Rear Yard								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN THIRD COUNTY COURTHOUSE
Asset # : 2379

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	100%	Now	$9,600	2052	* *			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Front Of Building								
Loose Units, Extent : Moderate, Area Affected : 20%								
Location : Side Yard Retaining Walls								
Other Observation, Extent : Severe, Area Affected : 20%								
Location : Main Entrance								
Explanation : Granite Retaining At Main Entrance. Joints Failing. Need Pointing								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	10%			2045	* *			
Panel/Paver: Cer/Brk	80%	0-2	$4,500	2048	* *	5	$200	
Uneven Surface, Extent : Light, Area Affected : 30%								
Location : Throughout								
Panel/Paver: Bluestone	10%	Now	$300	LIFE	* *	5		
Other Observation, Extent : Severe, Area Affected : 30%								
Location : Front Entry								
Explanation : Missing Motor Joints								
Parking/Driveway								
Asphalt	100%	0-2	$1,600	2035	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Parking In Rear								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2058	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Main Service Disconnect Switch Rated At 200 Amperes								
Transformers								
Dry Type	100%			2049	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 150 Kilovolt Amperes 480/208-120 Volt								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2058	* *	5	$200	
Raceway								
Conduit	80%			2032	$8,500	1		
Conduit	20%			2058	* *	1		
Panelboards								
Molded Case Bkrs	50%			2048	* *	5	$100	
Molded Case Bkrs	50%			2054	* *	5	$100	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN THIRD COUNTY COURTHOUSE
Asset # : 2379

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	60%	2-4	$7,800	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	20%			2052	* *	1		
Thermoplastic	20%			2058	* *	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	20%			2027	$24,300	10	$1,400	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Basement								
LED	80%			2040	* *			
Egress Lighting								
Exit, LED	100%			2067	* *	1		
Exterior Lighting								
Fluorescent	10%			2027	$3,200	10	$100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Exterior								
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2035	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : Copper								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Conversion Equipment								
Steam Boiler	100%	0-2	$7,000	2045	* *	1	$6,600	
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Distribution								
Steam Piping/Pump	100%			2042	* *			
Terminal Devices								
Convector/Radiator	100%	Now	$3,300	2037	* *	1	$2,200	
Leak Evident, Extent : Severe, Area Affected : 20%								
Location : First And Second Floor								
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
HISTORIC RICHMOND TOWN THIRD COUNTY COURTHOUSE
Asset # : 2379

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Window/Wall Unit	20%			2027	$6,000	1		
No Component	80%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2030	$101,900	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Water Heater With Tanks								
Gas Fired	100%			2027	$18,300	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Sanitary Piping Are Corroded And Original With The Building.								
Sump Pump(s)								
Submersible	100%			2025	$200	4	$200	
Backflow Preventer								
No Component	80%							
Generic	20%			2037	* *	1	$100	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Basement								
Explanation : Boiler Only.								
Fixtures								
Generic	100%							

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: HISTORIC RICHMOND TOWN TREASURE HOUSE		
Address	: 441 CLARKE AVENUE		
Borough	: STATEN ISLAND	**Agency's Number**	: N/A
Program / Asset #	: DCA0021.140 / 1598	**Yr Built/Renovated**	: 1700 / 1860
Area Sq Ft	: 3,960	**Project Type**	: CULTURAL AFFAIRS
Date of Survey	: 07-Dec-2020	**Landmark Status**	: EXTERIOR LANDMARK
Areas Surveyed	: Floors 1		
Block	: 4441 **Lot** : 1	**BIN**	: 5121939

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Interior Architecture	$196,400	
Total	**$196,400**	
Importance Code B	$196,400	
Total	**$196,400**	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$15,700	$3,200		$9,200
Interior Architecture	$151,100			
Total	**$166,800**	**$3,200**		**$9,200**
Importance Code A	$15,700	$3,200		$9,200
Importance Code B	$63,500			
Importance Code C	$87,600			
Total	**$166,800**	**$3,200**		**$9,200**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN TREASURE HOUSE
Asset # : 1598

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	5%	Now	$13,000	LIFE	* *	5	$400	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Building Strucural Falling Into Disrepair, Deteriorating And Decaying.								
Masonry: Fieldstone	45%			LIFE	* *	5	$2,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Building Strucural Falling Into Disrepair, Deteriorating And Decaying.								
Wood	50%			2037	* *	5	$18,400	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Building Strucural Falling Into Disrepair, Deteriorating And Decaying.								
Windows								
Wood	100%	2-4	$2,700	2057	* *	5	$400	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Building Strucural Falling Into Disrepair, Deteriorating And Decaying.								
Roof								
Wood Shingles	100%			2035	* *	10	$3,200	
Other Observation, Extent : Severe, Area Affected : 0%								
Location : Throughout								
Explanation : Building Strucural Falling Into Disrepair, Deteriorating And Decaying.								
Interior								
Floors								
Wood	100%	Now	$196,400	2072	* *	5	$4,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Building Strucural Falling Into Disrepair, Deteriorating And Decaying.								
Interior Walls								
Plaster	75%	Now	$44,600	LIFE	* *	5	$1,300	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Building Strucural Falling Into Disrepair, Deteriorating And Decaying.								
Wood	25%	Now	$43,000	LIFE	* *	5	$5,700	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Building Strucural Falling Into Disrepair, Deteriorating And Decaying.								
Ceilings								
Exposed Struc: Wood	25%	Now	$19,700	LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Building Strucural Falling Into Disrepair, Deteriorating And Decaying.								
Plaster	75%	Now	$43,800	LIFE	* *	5	$1,700	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Building Strucural Falling Into Disrepair, Deteriorating And Decaying.								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN TREASURE HOUSE
Asset # : 1598

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: HISTORIC RICHMOND TOWN VOORLEZER'S HOUSE		
Address	: 441 CLARKE AVENUE		
Borough	: STATEN ISLAND	**Agency's Number**	: N/A
Program / Asset #	: DCA0021.100 / 1595	**Yr Built/Renovated**	: 1695 /
Area Sq Ft	: 2,540	**Project Type**	: CULTURAL AFFAIRS
Date of Survey	: 08-Dec-2020	**Landmark Status**	: EXTERIOR LANDMARK
Areas Surveyed	: Basement, Floors 1		
Block	: 4441 **Lot** : 1	**BIN**	: 5121939

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$359,700	
Interior Architecture	$67,700	
Total	**$427,400**	
Importance Code A	$359,700	
Importance Code B	$67,700	
Total	**$427,400**	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$22,300			
Interior Architecture	$1,300			
Electrical				$2,400
Mechanical	$100			
Total	**$23,700**			**$2,400**
Importance Code A	$22,300			
Importance Code B	$100			$2,300
Importance Code C	$1,300			
Total	**$23,700**			**$2,400**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN VOORLEZER'S HOUSE
Asset # : 1595

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	3%	Now	$1,900	LIFE	* *	5	$200	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Chimney								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Chimney								
Masonry: Fieldstone	10%	0-2	$15,300	LIFE	* *	5	$500	
Open Joints, Extent : Light, Area Affected : 10%								
Location : Basement Stone Walls								
Wood	87%	Now	$176,300	2037	* *	5	$15,200	
Dry Rot/Decay, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Throughout								
Windows								
Wood	100%	0-2	$5,200	2057	* *	5	$700	
Deteriorated Finish, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Roof								
Wood Shingles	100%	Now	$183,400	2047	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 40%								
Location : Throughout								
Interior								
Floors								
Wood	100%	Now	$67,700	2047	* *	5	$3,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Second Floor								
Explanation : Second Floor Is Sagging And Is No Longer In Use For Public Tours.								
Interior Walls								
Masonry: Brick	3%	0-2	$1,300	LIFE	* *			
Painted Surfaces, Extent : Moderate, Area Affected : 50%								
Location : First Floor Interior Walls								
Plaster	27%			LIFE	* *	5	$300	
Wood	70%			LIFE	* *	5	$11,900	
Ceilings								
Exposed Struc: Wood	100%			LIFE	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN VOORLEZER'S HOUSE
Asset # : 1595

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2052	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : No Available Nameplate Rating Capacity								
Raceway								
Conduit	100%			2052	* *	1		
Panelboards								
Molded Case Bkrs	100%			2048	* *	5	$100	
Wiring								
Thermoplastic	100%			2052	* *	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5		
Lighting								
Interior Lighting								
Fluorescent	100%			2037	* *	10	$2,300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2052	* *	1		
Other Observation, Extent : Light, Area Affected : 5%								
Location : Basement								
Explanation : Gas Is Used For Cooking In Oven Only								
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2058	* *	1		
No Component	90%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Basement								
Explanation : No Water Suply Connection								
Sump Pump(s)								
Submersible	100%			2024	$100	4	$100	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **JAMAICA CT FOR ARTS AND LEARNING FORMER REGISTER BLDG.**		
Address	: **161-04 JAMAICA AVENUE**		
Borough	: **QUEENS**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0035.000 / 3004**	**Yr Built/Renovated**	: **1898 / 2005**
Area Sq Ft	: **38,977**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **04-Mar-2022**	**Landmark Status**	: **EXTERIOR LANDMARK**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **10101** **Lot** : **11**	**BIN**	: **4215617**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$536,300	$184,000
Interior Architecture	$798,300	$204,600
Electrical		$499,200
Total	**$1,334,500**	**$887,700**
Importance Code A	$536,300	$184,000
Importance Code B	$701,000	$703,700
Importance Code C	$97,300	
Total	**$1,334,500**	**$887,700**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$70,400		$10,000	
Interior Architecture	$317,200			$8,000
Electrical	$44,500	$3,600	$3,800	$4,700
Mechanical	$53,000	$9,700	$9,100	$10,000
Site Enclosure	$2,000			
Site Pavements	$65,400	$200	$200	$5,300
Elevators/Escalators	$14,800	$14,800	$14,800	$14,800
Total	**$567,200**	**$28,400**	**$37,900**	**$42,800**
Importance Code A	$74,300	$3,900	$13,800	$3,900
Importance Code B	$404,000	$24,300	$23,900	$33,600
Importance Code C	$88,900	$200	$200	$5,300
Total	**$567,200**	**$28,400**	**$37,900**	**$42,800**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA CT FOR ARTS AND LEARNING FORMER REGISTER BLDG.
Asset # : 3004

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	* *	5	$121,800	
Masonry: Granite	2%	0-2	$2,900	LIFE	* *	5	$1,300	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	25%	0-2	$137,700	LIFE	* *	5	$16,300	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Panel	3%			2053	* *	5-10	$18,000	
Windows								
Metal Clad	25%	2-4	$12,300	2032	$123,100	5	$7,200	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Deteriorated Finish, Extent : Light, Area Affected : 100%								
Location : Throughout								
Steel	35%	0-2	$258,600	2058	* *	5	$20,100	
Corrosion/Rusting, Extent : Light, Area Affected : 35%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Wood	40%	Now	$79,000	2041	* *	5	$18,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Throughout Basement								
Deteriorated Finish, Extent : Light, Area Affected : 100%								
Location : North Facade								
Thermally Inefficient, Extent : Moderate, Area Affected : 75%								
Location : North Facade								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : North Facade								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA CT FOR ARTS AND LEARNING FORMER REGISTER BLDG.
Asset # : 3004

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	60%	2-4	$37,000	LIFE	* *	5	$2,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	20%	Now	$18,100	LIFE	* *	5	$1,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : North Facade And Balustrades								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Metal Rail	20%			2046	* *	5-10	$16,400	
Deteriorated Finish, Extent : Light, Area Affected : 25%								
Location : 4th Floor Roof								
Roof								
Modified Bitumen	95%			2038	* *	10	$22,100	
Blisters, Extent : Light, Area Affected : 2%								
Location : Main Roof								
Skylight, Metal/Glass	5%			2053	* *	10	$3,900	
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
Interior								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA CT FOR ARTS AND LEARNING FORMER REGISTER BLDG.
Asset # : 3004

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	20%	Now	$132,700	2032	$221,200	3	$17,500	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%								
Location : Theater								
Staining/Discoloring, Extent : Light, Area Affected : 50%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Cast in Place Concrete	5%			LIFE	* *	5	$12,800	
Ceramic Tile	13%	Now	$9,200	2036	* *	5	$3,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : First Floor Hall								
Mosaic Tile	5%	Now	$14,700	2038	* *	5	$3,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Main Entry Lobby And Basement								
Marble Panels	2%	Now	$27,400	LIFE	* *	5	$900	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Stair To Basement								
Sheet Vinyl/Rubber	5%			2033	$204,600	5	$4,400	
Vinyl Tile	25%	Now	$21,600	2038	* *	3	$5,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Vinyl Tile 9" X 9"	5%	Now	$551,800	2043	* *	3	$1,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : 3rd Floor Ceramics Room								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : 3rd Floor Ceramics Room								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : 3rd Floor								
Wood	20%	Now	$149,200	2061	* *	5	$10,900	
Deteriorated Finish, Extent : Light, Area Affected : 100%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA CT FOR ARTS AND LEARNING FORMER REGISTER BLDG.
Asset # : 3004

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	2-4	$10,000	2042	* *	5	$1,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Toilets Throughout								
Gypsum Board	30%			LIFE	* *	5-10	$34,600	
Metal Panel	5%			LIFE	* *	10	$1,500	
Plaster	55%	Now	$97,300	LIFE	* *	5	$11,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Rear Stair Throughout								
Plaster	5%			LIFE	* *	5-10	$2,900	
Ceilings								
Gypsum Board	30%			LIFE	* *	5-10	$60,200	
Metal Panel	5%	Now	$5,200	LIFE	* *	5	$3,600	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Toilets Throughout								
Plaster	60%	Now	$22,800	LIFE	* *	5	$21,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Basement Storage								
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : At Stairs								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : At Stairs								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Third Floor, Stair								
Plaster	5%			LIFE	* *	5-10	$5,000	
Site Enclosure								
Fence/Gates								
Chain Link	75%	Now	$2,000	2053	* *			
Impact Damage, Extent : Moderate, Area Affected : 15%								
Location : Rear Yard At HVAC Unit								
Iron Picket	25%			2053	* *			
Deteriorated Finish, Extent : Light, Area Affected : 25%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	50%	4+	$2,100	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement Access								
Pavers/Stone	50%	0-2	$12,100	2036	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Sinking/Subsiding, Extent : Light, Area Affected : 5%								
Location : Throughout								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA CT FOR ARTS AND LEARNING FORMER REGISTER BLDG.
Asset # : 3004

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Asphalt	25%			2036	* *			
Cast in Place Concrete	50%	Now	$3,200	2038	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : South Side At Basement Access								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : West Side								
Metal	25%	0-2	$48,000	2043	* *	1-3	$17,300	
Surface Wearing/Scaling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2033	$13,600	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Ampere Main Disconnect Switch								
Fused Disc Sw	50%			2043	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Rated At 600 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	70%			2043	* *	5	$100	
Molded Case Bkrs	30%			2043	* *	5	$300	
Raceway								
Conduit	40%			2053	* *	1		
Conduit	60%			2033	$23,700	1		
Panelboards								
Fused Disc Sw	5%			2041	* *	5		
Fused Toggle Switch	10%	2-4	$3,200	2058	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Upper Floor								
Molded Case Bkrs	55%			2032	$17,600	5	$600	
Molded Case Bkrs	30%			2049	* *	5	$300	
Wiring								
Braided Cloth	20%	2-4	$7,100	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2033	$14,300	1		
Thermoplastic	40%			2053	* *	1		

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Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA CT FOR ARTS AND LEARNING FORMER REGISTER BLDG.
Asset # : 3004

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2031	$50,800	5	$100	
Locally Mounted	50%			2046	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Lighting								
Interior Lighting								
Fluorescent	20%			2028	$136,400	10	$7,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 3rd Floor And Basement								
Explanation : T-12 Lamps								
Fluorescent	15%			2038	* *	10	$5,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	15%			2038	* *	10	$5,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 35%								
Location : Throughout The Building								
Fluorescent	5%			2033	$34,100	10	$1,800	
T-9 Lamps And Fixtures, Extent : Light, Area Affected : 5%								
Location : Stairway								
Incandescent	15%			2028	$91,700	2	$100	
LED	30%			2041	* *			
Egress Lighting								
Emergency, Service	25%			2038	* *	1		
Emergency, Battery	25%			2028	$17,500	10	$2,400	
Exit, LED	25%			2061	* *	1		
Exit, Battery	25%			2033	$14,800	10	$700	
Exterior Lighting								
HID	10%	2-4	$19,500	2043	* *			
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Exterior Back Of The Building								
LED	10%			2041	* *			
No Component	80%							
Alarm								
Security System								
Generic	50%			2033	$39,200	1	$7,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exterior And Interior								
Explanation : Cameras Security System								
Generic	50%			2033	$39,200	1	$7,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$107,800	1-3	$24,800	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA CT FOR ARTS AND LEARNING FORMER REGISTER BLDG.
Asset # : 3004

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$38,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Gasoline Fired Steam Boiler								
Distribution								
Central Plant Steam Piping/Pmp	100%			2053	* *	4	$2,900	
Terminal Devices								
Air Handler	20%	0-2	$15,700	2041	* *	1	$4,300	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Roof. Leaking Air Handler Unit								
Convector/Radiator	80%			2046	* *	1	$10,100	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	40%			2041	* *	2	$1,000	
Split Unit	10%			2038	* *			
Window/Wall Unit	30%			2028	$47,500	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	$27,000	2053	* *	4	$1,900	
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : One External Package Unit Needs New Thermostat								
Terminal Devices								
Air Handler/Dir Expansion	20%			2038	* *	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	$6,900	
No Component	80%							
Exhaust Fans								
Interior	20%			2033	$37,100	2	$200	
No Component	80%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2038	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$18,300	2		

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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 CT FOR ARTS AND LEARNING FORMER REGISTER BLDG.
Asset # : 3004

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$1,300	4	$1,200	
Backflow Preventer								
Generic	100%			2038	* *	1	$2,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Freight From Basement To 3rd Floor, Passenger From 1st To 5th Floor.								
Explanation : Two Freight Units And One Passenger Unit								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$19,700	
Sprinkler								
Generic	100%			2053	* *	1-2	$10,900	
Fire Pump								
Generic	100%			2042	* *	1	$7,300	

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 : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **JAMAICA CT FOR ARTS AND LEARNING PERFORMING ARTS CENTER**
Address : **153-10 JAMAICA AVENUE**
Borough : **QUEENS**
Program / Asset # : **DCA0035.010 / 13423**
Area Sq Ft : **30,000**
Date of Survey : **04-Mar-2022**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **10097** **Lot** : **10**

Agency's Number : **N/A**
Yr Built/Renovated : **1859 / 2006**
Project Type : **CULTURAL AFFAIRS**
Landmark Status : **EXTERIOR LANDMARK**
BIN : **4215617**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Interior Architecture	$410,300	
Electrical		$143,300
Mechanical		$474,400
Site Pavements	$320,500	
Total	**$730,800**	**$617,700**
Importance Code B	$730,800	$617,700
Total	**$730,800**	**$617,700**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$67,900		$7,600	
Interior Architecture	$56,000		$33,400	$1,200
Electrical	$4,200	$2,800	$2,900	$3,400
Mechanical	$20,400	$9,000	$9,500	$7,900
Site Pavements	$68,700			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$221,100**	**$15,700**	**$57,400**	**$16,400**
Importance Code A	$69,400	$1,500	$9,100	$1,500
Importance Code B	$82,800	$14,200	$48,300	$14,900
Importance Code C	$69,000			
Total	**$221,100**	**$15,700**	**$57,400**	**$16,400**

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 CT FOR ARTS AND LEARNING PERFORMING ARTS CENTER
Asset # : 13423

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	$58,100	
Masonry: Brownstone	5%			LIFE	* *	5	$2,300	
Windows								
Aluminum	10%	4+	$100	2049	* *	5		
Air Infiltration, Extent : Light, Area Affected : 2%								
Location : Throughout								
Wood	90%			2049	* *	5	$4,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Stained Glass								
Roof								
Copper/Terne	5%			2061	* *	10	$5,200	
Metal Panel	10%			2046	* *	10	$7,600	
Slate	85%			LIFE	* *	10	$35,300	
Interior								
Floors								
Carpet	15%			2032	$138,300	3	$10,900	
Cast in Place Concrete	5%			LIFE	* *	5	$10,600	
Ceramic Tile	5%			2042	* *	5	$2,400	
Marble Panels	5%			LIFE	* *	5	$3,600	
Sheet Vinyl/Rubber	10%	Now	$341,100	2043	* *	5	$3,600	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%								
Location : Basement								
Wood	60%			2061	* *	5	$54,700	
Interior Walls								
Glass: Special Gauge	2%			LIFE	* *	1		
Gypsum Board	93%			LIFE	* *	5-10	$37,100	
Marble Panels	5%			LIFE	* *	10	$500	
Ceilings								
AcousTileSusp.Lay-In	10%			2046	* *	5	$4,900	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Basement								
Exposed Struc: Steel	25%			LIFE	* *	10	$24,300	
Gypsum Board	65%			LIFE	* *	5-10	$108,700	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	* *			
Deteriorated Finish, Extent : Light, Area Affected : 15%								
Location : Throughout								
Retaining Walls								
Masonry: Brick	100%			2053	* *			
Site Pavements								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA CT FOR ARTS AND LEARNING PERFORMING ARTS CENTER
Asset # : 13423

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	65%	Now	$320,500	2053	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : West Side								
Pavers/Stone	35%	Now	$24,200	2036	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : North Side								
Sinking/Subsiding, Extent : Moderate, Area Affected : 10%								
Location : North Side								
On-Site Walkways								
Cast in Place Concrete	10%			2046	* *			
Pavers/Stone	90%	Now	$44,400	2042	* *			
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%								
Location : Main Entry Stair								
Misaligned/Bulging, Extent : Severe, Area Affected : 15%								
Location : Throughout								
Sinking/Subsiding, Extent : Severe, Area Affected : 15%								
Location : Throughout								
Parking/Driveway								
Asphalt	100%			2042	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	$100	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	5%			2049	* *	5		
Molded Case Bkrs	95%			2049	* *	5	$800	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2046	* *	5	$200	
Ground								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA CT FOR ARTS AND LEARNING PERFORMING ARTS CENTER
Asset # : 13423

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Lighting								
Interior Lighting								
Fluorescent	65%			2038	* *	10	$17,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	5%			2038	* *	10	$1,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : 1st And 2nd Floor Lobby								
Incandescent	25%			2038	* *	2	$200	
LED	5%			2041	* *			
Egress Lighting								
Emergency, Service	25%			2038	* *	1		
Emergency, Battery	25%			2038	* *	10	$1,800	
Exit, LED	50%			2061	* *	1		
Exterior Lighting								
HID	20%			2038	* *	10		
No Component	80%							
Alarm								
Security System								
Generic	50%			2033	$30,200	1	$5,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Interor And Exterior								
Explanation : Cameras Security System								
Generic	50%			2033	$30,200	1	$5,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$82,900	1-3	$19,100	

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2046	* *	1	$14,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Gasoline Fired Hot Water Boiler								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA CT FOR ARTS AND LEARNING PERFORMING ARTS CENTER
Asset # : 13423

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	Now	$3,500	2049	* *	4	$1,500	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Corroded Expansion Tank. Corroded Heat Recovery Tank								
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : One Chilled Water Pump And One Hot Water Circulating Pump In Basement Are Not Working								
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Building Management System Is Not Working								
Terminal Devices								
Air Handler	80%			2038	* *	1	$14,800	
Convector/Radiator	20%			2046	* *	1	$1,900	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2033	$474,400	1	$13,900	
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2053	* *	4	$2,200	
Terminal Devices								
Air Handler/Cool/Ht	100%			2038	* *	1	$18,600	
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	* *	2-5	$18,500	
Ductwork/Diffusers	30%			LIFE	* *	2-5	$7,900	
Exhaust Fans								
Interior	100%			2041	* *	2	$900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$18,300	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$1,000	
Backflow Preventer								
Generic	100%			2038	* *	1	$1,800	
Fixtures								
Generic	100%							
Vertical Transport								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA CT FOR ARTS AND LEARNING PERFORMING ARTS CENTER
Asset # : 13423

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To The Third Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
Generic	100%			2059	* *	1-2	$8,400	

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.*

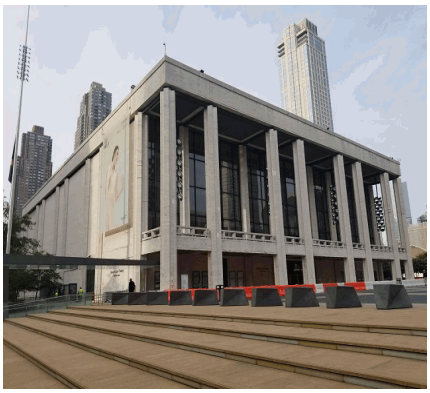
Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **LINCOLN CENTER - NYC BALLET AT DAVID H. KOCH THEATRE**		
Address	: **37 W 65TH STREET AT COLUMBUS AVE. AND 63RD ST.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0025.000 / 2811**	**Yr Built/Renovated**	: **1962 /**
Area Sq Ft	: **247,480**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **25-Sep-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,3,4,5**		
Block	: **1134** **Lot** : **5**	**BIN**	: **1028160**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$3,156,800	$281,700
Interior Architecture	$326,200	$16,834,700
Electrical	$1,721,600	$705,200
Mechanical	$694,500	$453,300
Total	**$5,899,100**	**$18,274,800**
Importance Code A	$3,156,800	$331,900
Importance Code B	$2,742,300	$1,318,100
Importance Code C		$16,624,800
Total	**$5,899,100**	**$18,274,800**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$30,900	$24,900		$1,400
Interior Architecture		$88,800	$9,500	$71,500
Electrical	$19,500	$21,100	$28,700	$68,800
Mechanical	$76,700	$76,900	$107,100	$102,200
Site Enclosure	$3,500			
Site Pavements	$13,500			
Elevators/Escalators	$49,300	$49,300	$49,300	$49,300
Total	**$193,500**	**$261,100**	**$194,600**	**$293,200**
Importance Code A	$30,900	$32,500		$1,900
Importance Code B	$149,100	$228,700	$194,600	$291,300
Importance Code C	$13,500			
Total	**$193,500**	**$261,100**	**$194,600**	**$293,200**



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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CENTER - NYC BALLET AT DAVID H. KOCH THEATRE
Asset # : 2811

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Travertine	85%	4+	$1,340,100	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Stage Entrance And Throughout								
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15%								
Location : All Facades								
Staining/Discoloring, Extent : Severe, Area Affected : 25%								
Location : All Facades								
Window Wall	15%			2052	* *	5	$104,600	
Windows								
Bronze/Brass	100%			2040	* *	5	$143,100	
Bent/Warped Elements, Extent : Moderate, Area Affected : 2%								
Location : Main Lobby Area								
Parapets								
Metal Panel	5%			2042	* *	5	$2,700	
Metal Rail	95%			2037	* *	5-10	$243,100	
Roof								
Modified Bitumen	70%	Now	$30,900	2027	$1,545,200			
Blisters, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ridging, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Seams Open/Split, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Plaza Roof: Stone Panels	25%			2042	* *			
Skylight, Metal/Glass	5%			2052	* *	10	$34,500	
Soffits								
Mosaic Tile	50%			2052	* *	10	$62,400	
Stucco Cement	50%			2045	* *	5	$49,900	
Interior								
Floors								
Carpet	27%			2031	$1,765,200	3	$153,300	
Ceramic Tile	5%			2041	* *	5	$18,900	
Marble Panels	20%			LIFE	* *	5	$56,800	
Quarry Tile	15%			2037	* *	5	$85,200	
Raised Access Floor	2%			2045	* *	5	$28,400	
Terrazzo	5%			LIFE	* *	5	$14,800	
Vinyl Tile	15%			2037	* *	3	$21,300	
Vinyl Tile 9" X 9"	10%	Now	$326,200	2042	* *	3	$14,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Lower Concourse, Mezzanine And 5th Floor, Stair At Exit E								
Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
Location : Lower Concourse, Stair E, Mezzanine								
Wood	1%			2060	* *	5	$7,100	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CENTER - NYC BALLET AT DAVID H. KOCH THEATRE
Asset # : 2811

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	18%			LIFE	* *	5	$31,500	
Fabric on Framing	25%			2033	$16,193,000	5	$54,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Theater								
Explanation : Sound Absorbing Material								
Fabric on Framing	1%			2033	$431,800	5	$2,200	
Glass: Single Pane	1%			LIFE	* *	5	$3,300	
Masonry: Brick	5%			LIFE	* *			
Travertine Panels	15%			LIFE	* *			
Plaster	35%			LIFE	* *	5	$45,900	
Ceilings								
AcousTileConcealSpLn	15%			2037	* *	5	$48,300	
AcousTileSusp.Lay-In	10%			2045	* *	5	$25,800	
Gypsum Board	5%			LIFE	* *	5	$16,100	
Metal Panel	25%			LIFE	* *	5	$80,600	
Plaster	35%			LIFE	* *	5	$56,400	
Plaster	10%			LIFE	* *	5	$16,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Foyer								
Explanation : Gold Leafed Ceiling								
Site Enclosure								
Fence/Gates								
Aluminum Rail	100%			2045	* *	5-10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Metal Railing								
Retaining Walls								
Concrete Masonry Unit	100%	Now	$3,500	2042	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Columbus And 62nd Street								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior Stairs And Areaways								
Explanation : Actually Travertine Units								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	$13,500	2037	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Terrace At 2nd Floor								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CENTER - NYC BALLET AT DAVID H. KOCH THEATRE
Asset # : 2811

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$50,200	5	$1,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room. Sub-basement								
Explanation : Two 6000 Ampere And Two 1500 Ampere Main Disconnect Switches								
Transformers								
Dry Type	100%			2030	$26,100	5	$900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement. Electrical Room								
Explanation : One 150 Kilovolts Amperes, 208 Volts Primary Voltage 480 Volts Secondary Voltage								
Switchgear / Switchboard								
Fused Disc Sw	80%			2032	$203,200	5	$800	
Fused Disc Sw	20%			2052	* *	5	$200	
Raceway								
Conduit	80%			2032	$206,800	1		
Conduit	20%			2052	* *	1		
Panelboards								
Fused Disc Sw	5%			2031	$8,800	5	$300	
Molded Case Bkrs	65%			2031	$114,000	5	$4,200	
Molded Case Bkrs	30%			2048	* *	5	$2,000	
Wiring								
Braided Cloth	20%	2-4	$52,400	2057	* *	1		
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2052	* *	1		
Thermoplastic	50%			2032	$130,900	1		
Motor Controllers								
Locally Mounted	30%			2045	* *	5	$500	
Variable Frequency Drive	70%			2049	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2045	* *	1	$76,100	
Generators								
Diesel	100%			2041	* *	1	$95,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Garage Area								
Explanation : One 280 Kilowatts								
Batteries								
Lead/Acid	100%			2026	$2,400	5	$9,200	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CENTER - NYC BALLET AT DAVID H. KOCH THEATRE
Asset # : 2811

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Main Tank	100%			2060	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Loading Dock								
Explanation : One 275 Gallons Tank								
Lighting								
Interior Lighting								
Fluorescent	30%			2037	* *	10	$69,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Using T-8 Lamps								
Fluorescent	10%			2027	$275,700	10	$23,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement And Basement								
Explanation : Using T-12 Lamps								
Incandescent	40%			2027	$1,285,500	2	$2,200	
LED	20%			2040	* *			
Egress Lighting								
Emergency, Service	10%			2027	$15,200	1		
Emergency, Service	35%			2037	* *	1		
Emergency, Service	5%			2040	* *	1		
Emergency, Battery	10%			2032	$41,500	10	$6,100	
Exit, Service	30%			2027	$25,100	1		
Exit, Service	10%			2037	* *	1		
Exterior Lighting								
LED	10%			2040	* *			
No Component	90%							
Alarm								
Security System								
No Component	90%							
Generic	5%			2037	* *	1	$4,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Cameras								
Generic	5%			2027	$22,700	1	$4,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Public Area And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2037	* *	1-3	$15,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobes, Bell, Horn, Smoke Detector, Pull Box Station And Fire Alarm Panel								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CENTER - NYC BALLET AT DAVID H. KOCH THEATRE
Asset # : 2811

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2042	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Steam From Con Edison								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2035	* *	5	$15,000	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Sub-basement Steam Room								
Explanation : The Pneumatic Control Board Needs To Be Upgraded								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	$694,500	2042	* *	4	$12,500	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Sub-basement. Corroded Condensate Pump								
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Sub-basement. Flash Tank Leaking								
Not in Service, Extent : Moderate, Area Affected : 5%								
Location : 1 Vacuum Pump Bearing Worn Out, Sub-basement								
Terminal Devices								
Air Handler	100%			2037	* *	1	$156,400	
Air Conditioning								
Energy Source								
District Chilled Water	90%			2052	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Chilled Water From Central Mechanical Plant								
Electricity	10%			2048	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	80%			2041	* *	1	$218,900	
Other Observation, Extent : Light, Area Affected : 90%								
Location : Basement Of Garage								
Explanation : Located In Central Mechanical Plant								
Interior Pkg Unit - Cooling	10%			2030	$390,600	2	$1,600	
R-134a Refrigerant, Extent : Light, Area Affected : 5%								
Location : 5th Floor								
Exterior Pkg Unit - Cooling	10%			2037	* *	2	$1,600	
R-22 Refrigerant, Extent : Light, Area Affected : 5%								
Location : Roof								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CENTER - NYC BALLET AT DAVID H. KOCH THEATRE
Asset # : 2811

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	90%			2042	* *	4	$11,200	
Other Observation, Extent : Light, Area Affected : 90% Location : Basement Of Garage Explanation : Located In Central Mechanical Plant								
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	90%			2037	* *	1	$140,700	
No Component	10%							
Heat Rejection								
Air Cooled Condenser Unit	5%			2032	$35,800	2	$8,800	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$141,000	
Exhaust Fans								
Interior	100%			2037	* *	2	$7,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks								
Electric	100%			2030	$23,100	4		
Other Observation, Extent : Light, Area Affected : 100% Location : Steam Room Explanation : There Is No Storage Tank								
HW Heat Exchanger								
Steam Fired	100%			2042	* *	4	$25,000	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2032	$48,400	4	$7,800	
Sewage Ejector(s)								
Electric	100%			2037	* *	4	$14,800	
Backflow Preventer								
Generic	100%			2037	* *	1	$15,500	
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CENTER - NYC BALLET AT DAVID H. KOCH THEATRE
Asset # : 2811

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 90%								
Location : 4 Units From Concourse Level To 4th Floor, 3 Units From Low Concourse To 5th Floor, 1 Unit From Concourse To 5th Floor, 1 Unit From Sub-basement To 5th Floor								
Explanation : 9 Units								
Hydraulic	10%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 10%								
Location : 1 Unit From 1st To 2nd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2042	* *	1-5	$132,200	
Sprinkler								
Generic	100%			2042	* *	1-2	$70,800	
Fire Pump								
Not Accessible	100%							

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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **LINCOLN CTR. FOR PERFORMING ARTS DAMROSCH BANDSHELL**		
Address	: **AMSTERDAM AVE. AND W. 62ND ST.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0034.010 / 4151**	**Yr Built/Renovated**	: **1964 / 2008**
Area Sq Ft	: **4,500**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **10-Sep-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1**		
Block	: **1134** **Lot** : **10**	**BIN**	: **1085731**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture		$144,100
Total		**$144,100**
Importance Code A		$144,100
Total		**$144,100**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$46,700		$500	$900
Interior Architecture	$800	$100	$100	$100
Electrical	$4,400		$100	$60,900
Mechanical	$700	$700	$1,100	$23,800
Site Pavements	$4,600			
Total	**$57,200**	**$900**	**$1,800**	**$85,600**
Importance Code A	$47,100	$400	$1,000	$1,300
Importance Code B	$9,800	$400	$700	$84,300
Importance Code C	$300		$100	
Total	**$57,200**	**$900**	**$1,800**	**$85,600**

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS DAMROSCH BANDSHELL
Asset # : 4151

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	85%	Now	$20,300	LIFE	* *	5	$17,400	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Bandshell Stage Stairs								
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Bandshell Stage Stairs								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Foundation								
Masonry: Brick	15%	Now	$4,900	LIFE	* *	5	$600	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Rear Walls Backing Up To Amsterdam Avenue								
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : Rear Walls								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Rear Walls At Planters And Mechanical Grates								
Windows								
Aluminum	100%			2031	$51,100	5	$1,100	
Parapets								
Cast in Place Concrete	50%			LIFE	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rear Roof								
Explanation : Very Low Parapet								
No Component	50%							
Roof								
Cast in Place Concrete	50%			LIFE	* *			
Single Ply Membrane	50%			2037	* *	10	$900	
Gravel/Stone Ballast, Extent : Moderate, Area Affected : 100%								
Location : Lower Rear Roof								
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Kemper System Applied To Lower Roof Enclosing Programmatic Ammenities								
Vegetation Growth, Extent : Moderate, Area Affected : 15%								
Location : Lower Rear Roof								
Soffits								
Cast in Place Concrete	100%	4+	$21,500	LIFE	* *	5	$93,000	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Bandshell								
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	* *	5	$500	
Mosaic Tile	10%			2045	* *	5	$200	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : 1st Floor Bathroom								
Sheet Vinyl/Rubber	5%			2037	* *	5	$100	
Terrazzo	55%			LIFE	* *	5	$400	
Vinyl Tile	5%			2037	* *	3		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS DAMROSCH BANDSHELL
Asset # : 4151

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	10%			2041	* *	5	$200	
Concrete Masonry Unit	65%			LIFE	* *	5	$600	
Gypsum Board	15%			LIFE	* *	5	$200	
Plaster	10%	Now	$300	LIFE	* *	5	$100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Basement Stairs								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Basement Stair At Northwest Side								
Ceilings								
AcousTileConcealSpLn	75%	2-4	$200	2037	* *	5	$400	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Basement Corridors And Rooms								
AcousTileSusp.Lay-In	5%			2037	* *	5		
Gypsum Board	20%	Now	$300	LIFE	* *	5	$200	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement Stairs								
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2067	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	* *			
On-Site Walkways								
Paver: Asphalt	100%			2041	* *	5		
Activity Yard								
Cast in Place Concrete	100%	4+	$4,600	2037	* *			
Ponding, Extent : Light, Area Affected : 10%								
Location : Bandshell Stage								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2032	$4,300	1		
Panelboards								
Molded Case Bkrs	100%			2031	$9,700	5	$100	
Wiring								
Braided Cloth	50%	2-4	$4,400	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Thermoplastic	50%			2032	$4,400	1		
Lighting								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS DAMROSCH BANDSHELL
Asset # : 4151

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	85%			2027	$26,500	10	$3,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : T-8 Lamps								
HID	5%			2027	$2,600	10		
Incandescent	10%			2027	$2,800	2		
Egress Lighting								
Emergency, Battery	50%			2027	$3,700	10	$500	
Exit, Service	50%			2027	$700	1		
Exterior Lighting								
HID	100%			2027	$20,500	10		

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2052	* *	1		
Conversion Equipment								
Steam Boiler	100%			2045	* *	1	$4,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Steam Boiler								
Distribution								
Steam Piping/Pump	100%			2042	* *			
Terminal Devices								
Air Handler	50%			2032	$41,400	1	$1,400	
Convector/Radiator	50%			2037	* *	1	$700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$2,500	
Exhaust Fans								
Roof	100%			2037	* *	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	* *	1		
Water Heater With Tanks								
Electric	100%			2027	$23,100	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2037	* *	1	$300	

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
LINCOLN CTR. FOR PERFORMING ARTS DAMROSCH BANDSHELL
Asset # : 4151

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2032	$12,200	1-2	$300	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **LINCOLN CTR. FOR PERFORMING ARTS PLAZA AND GARAGE**		
Address	: **140 WEST 65TH ST.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0034.000 / 3006**	**Yr Built/Renovated**	: **1965 / 2008**
Area Sq Ft	: **370,000**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **10-Sep-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors B1,B2,B3**		
Block	: **1134** **Lot** : **1**	**BIN**	: **1081023**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$1,643,100	
Interior Architecture	$5,817,200	$2,242,200
Electrical	$627,600	$342,900
Mechanical	$282,100	$1,836,400
Total	**$8,370,100**	**$4,421,600**
Importance Code A	$1,925,300	
Importance Code B	$3,544,300	$4,255,600
Importance Code C	$2,900,500	$165,900
Total	**$8,370,100**	**$4,421,600**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$5,800			
Interior Architecture		$2,000		
Electrical	$88,100	$63,700	$67,800	$59,200
Mechanical	$22,300	$51,300	$23,100	$10,200
Site Pavements	$10,200			
Total	**$126,400**	**$117,000**	**$90,900**	**$69,400**
Importance Code A	$5,800	$1,000		$2,600
Importance Code B	$120,600	$116,000	$90,900	$66,700
Importance Code C				
Total	**$126,400**	**$117,000**	**$90,900**	**$69,400**

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
LINCOLN CTR. FOR PERFORMING ARTS PLAZA AND GARAGE
Asset # : 3006

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Metal Rail	5%			2049	* *	5-10	$14,800	
Marble Panels	35%	0-2	$127,300	LIFE	* *	5	$6,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Various Planter Locations Throughout								
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
Location : Stairs And Ramps								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Plaza Area Above Garage								
Explanation : Travertine Marble Planters Are Integral With Roof Assembly								
No Component	60%							
Roof								
Paver: Asphalt	35%	Now	$624,200	2035	* *			
Broken Paver Blocks, Extent : Moderate, Area Affected : 20%								
Location : Various Locations Next To Theater								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Concrete Pavers Proximate To Bandshell								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Expansion Joints Near Theater								
Plaza Roof: Stone Panels	65%	Now	$891,600	2052	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Park Plaza Roof Leaking Through Expansion Joint Into Garage Below								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Plaza Proximate To Fountain								
Explanation : Recent Replacement								
Interior								
Floors								
Asphalt Macadam	80%	Now	$212,400	2037	* *	5	$108,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cast in Place Concrete	5%			LIFE	* *	5	$59,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Pedestrian Path								
Explanation : Polished Concrete								
Cast in Place Concrete	5%			LIFE	* *	5	$59,400	
Traffic Topping	7%	Now	$177,200	2032	$1,772,400	5	$23,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Near Cashier And Parking Ramps								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Near Cashier And Parking Ramps								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Near Cashier And Parking Ramps								
Vinyl Tile	3%			2037	* *	3	$6,100	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS PLAZA AND GARAGE
Asset # : 3006

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	25%	0-2	$2,138,900	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Vehicular Ramp From Blue To Red								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : At Expansion Joints At Green And Black Parking								
Concrete Masonry Unit	72%	2-4	$761,600	LIFE	* *	5	$165,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Gypsum Board	3%			LIFE	* *	5	$10,400	
Ceilings								
Exposed Struc: Concrete	90%	Now	$1,789,000	LIFE	* *	5	$76,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Section B3								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Section G2, Y2, And 62nd Street Ramp								
Gypsum Board	3%			LIFE	* *	5	$20,400	
Metal Panel	7%	Now	$738,100	LIFE	* *	5	$47,500	
Deformed/Dented, Extent : Moderate, Area Affected : 70%								
Location : 63rd Street Drive								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	80%			2045	* *			
Pavers/Stone	20%	Now	$10,200	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Columbus Avenue								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Columbus Avenue								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS PLAZA AND GARAGE
Asset # : 3006

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	40%			2032	$17,700	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : Service Disconnect Switch Rated At 2500 Amperes Serving The Red Section Of The Garage. Service Disconnect Switch Rated At 2000 Amperes Serving The Blue Section Of The Garage.								
Fused Disc Sw	40%			2032	$17,700	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : Service Disconnect Switches Rated At 2000 Amperes And 1200 Amperes Serving The Yellow And Green Sections Of The Garage								
Molded Case Bkrs	20%			2052	* *	5	$1,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 2								
Explanation : Service Disconnect Switch Rated At 1600 Amperes.								
Transformers								
Dry Type	100%			2045	* *	5	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 500 Kilovolt Amperes, 480/277 Volts Primary, 208/120 Volts Secondary. 112.5 Kilovolt Amperes, 480/277 Volts Primary, 208/120 Volts Secondary								
Switchgear / Switchboard								
Fused Disc Sw	90%			2032	$228,600	5	$1,400	
Molded Case Bkrs	10%			2052	* *	5	$1,000	
Raceway								
Conduit	70%			2032	$36,300	1		
Conduit	30%			2052	* *	1		
Panelboards								
Fused Disc Sw	10%			2048	* *	5	$900	
Molded Case Bkrs	50%			2031	$78,000	5	$4,900	
Molded Case Bkrs	40%			2048	* *	5	$3,900	
Wiring								
Braided Cloth	30%	2-4	$32,000	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	50%			2042	* *	1		
Thermoplastic	20%			2052	* *	1		
Motor Controllers								
Locally Mounted	20%			2037	* *	5	$500	
Variable Frequency Drive	80%			2049	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$5,400	
Stand-by Power								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS PLAZA AND GARAGE
Asset # : 3006

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2045	* *	1	$113,800	
Generators								
Diesel	100%			2041	* *	1	$143,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated At 800 Kilowatts								
Batteries								
Lead/Acid	100%			2026	$2,400	5	$13,700	
Fuel Storage								
Main Tank	100%			2060	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room								
Explanation : 1,000 Gallons Nameplate Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	99%			2037	* *	10	$336,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	1%			2037	* *	10	$3,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Offices								
Explanation : Compact Fluorescent Lights								
Egress Lighting								
Emergency, Service	45%			2037	* *	1		
Emergency, Battery	5%			2032	$30,300	10	$4,500	
Exit, LED	30%			2060	* *	1		
Exit, Service	20%			2032	$24,500	1		
Exterior Lighting								
Fluorescent	20%	Now	$288,300	2042	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Plaza								
Explanation : Not Functional								
LED	10%			2040	* *			
No Component	70%							
Alarm								
Security System								
No Component	30%							
Generic	70%			2037	* *	1	$96,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Garage Area								
Explanation : CCTV Surveillance Cameras								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS PLAZA AND GARAGE
Asset # : 3006

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2037	* *	1-3	$228,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Alarm Bells And Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	3%			2042	* *	1		
No Component	97%							
Conversion Equipment								
Radiant Heater	3%			2027	$282,100	2	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cashier Office								
Explanation : 1 Unit								
No Component	97%							
Air Conditioning								
Energy Source								
Electricity	100%			2048	* *	1		
Conversion Equipment								
Window/Wall Unit	3%			2025	$41,100	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cashier Office								
Explanation : 1 Unit								
No Component	97%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$20,600	
No Component	90%							
Exhaust Fans								
Interior	100%			2032	$1,602,700	2	$11,300	
Plumbing								
H/C Water Piping								
Brass/Copper	5%			2042	* *	1		
No Component	95%							
Water Heater With Tanks								
Electric	5%			2030	$1,200	4		
No Component	95%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific 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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2032	$72,300	4	$11,700	
Sewage Ejector(s)								
Compressed Air	100%			2042	* *	4	$3,700	
Backflow Preventer								
Generic	100%			2032	$161,400	1	$22,700	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2042	* *	1-2	$103,600	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **LOUIS ARMSTRONG HOUSE MUSEUM**		
Address	: **34-56 107 STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0046.000 / 14805**	**Yr Built/Renovated**	: **1910 / 2005**
Area Sq Ft	: **3,000**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **08-Mar-2022**	**Landmark Status**	: **EXTERIOR LANDMARK**
Areas Surveyed	: **Basement, Roof, Floors 1,2,Att**		
Block	: **1748** **Lot** : **36**	**BIN**	: **4043494**

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$19,000		$1,300	
Interior Architecture	$33,800		$1,900	$600
Electrical	$400	$300	$300	$300
Mechanical	$1,800	$500	$1,100	$500
Total	**$55,000**	**$800**	**$4,600**	**$1,400**
Importance Code A	$19,100	$100	$1,500	$100
Importance Code B	$23,900	$700	$3,000	$1,200
Importance Code C	$11,900		$200	
Total	**$55,000**	**$800**	**$4,600**	**$1,400**

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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
LOUIS ARMSTRONG HOUSE MUSEUM
Asset # : 14805

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	0-2	$9,200	LIFE	* *	5	$5,200	
Diagonal Cracks, Extent : Light, Area Affected : 5%								
Location : Garage Corner								
Masonry: Marble	1%			LIFE	* *	5	$100	
Wood Overhead Doors	9%			2046	* *	5	$2,600	
Windows								
Wood	100%	0-2	$2,200	2041	* *	5	$2,500	
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Caulking Deteriorated, Extent : Light, Area Affected : 20%								
Location : Throughout								
Parapets								
Masonry: Brick	60%			LIFE	* *	5-10	$2,600	
Metal Panel	15%			2059	* *	5	$400	
Pre-Cast Concrete	15%			LIFE	* *	5	$1,200	
Wood Cornice	10%			2059	* *	5-10	$800	
Roof								
Modified Bitumen	90%	2-4	$4,200	2038	* *			
Alligatoring, Extent : Light, Area Affected : 10%								
Location : Upper Roof								
Panel/Paver: Cer/Brk	10%			2059	* *	10	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Balcony								
Explanation : Repairs In Progress								
Interior								
Floors								
Carpet	35%			2032	$41,800	3	$3,300	
Cast in Place Concrete	5%			LIFE	* *	5	$1,400	
Ceramic Tile	10%			2042	* *	5	$600	
Vinyl Tile	40%	Now	$3,700	2038	* *	3	$900	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Basement								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement								
Wood	10%			2061	* *	5	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Attic								
Explanation : Plywood								

Note : 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
LOUIS ARMSTRONG HOUSE MUSEUM
Asset # : 14805

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2036	* *	5	$400	
Gypsum Board	60%			LIFE	* *	5-10	$9,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st And 2nd Floor								
Explanation : Wallpaper								
Gypsum Board	25%			LIFE	* *	5-10	$3,800	
Wood	10%			LIFE	* *	5	$7,100	
Ceilings								
Glass: Susp Panels	5%			LIFE	* *	10	$200	
Gypsum Board	30%			LIFE	* *	5-10	$6,500	
Gypsum Board	55%			LIFE	* *	5-10	$11,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st And 2nd Floor								
Explanation : Wallpaper								
Wood	10%			LIFE	* *	5	$11,000	
Site Enclosure								
Fence/Gates								
Masonry: Brick	100%			2059	* *			
Retaining Walls								
Masonry: Fieldstone	100%			2043	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2050	* *			
On-Site Walkways								
Cast in Place Concrete	15%			2050	* *			
Panel/Paver: Cer/Brk	25%			2049	* *	5		
Pavers/Stone	60%			2042	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2053	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Rating Capacity								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2053	* *	5	$100	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Molded Case Bkrs	100%			2049	* *	5	$100	
Wiring								
Thermoplastic	100%			2053	* *	1		

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
LOUIS ARMSTRONG HOUSE MUSEUM
Asset # : 14805

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Incandescent	10%			2028	$4,700	2		
LED	90%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$400	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
Incandescent	10%			2033	$1,700	2		
LED	10%			2038	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Gallery, Basement								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$1,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2046	* *	1	$1,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 1 Unit								
Distribution								
Hot Wtr Piping/Pump	100%			2049	* *	4	$200	
Terminal Devices								
Convector/Radiator	80%			2046	* *	1	$800	
Fan Coil Unit/Heat	20%			2038	* *	1	$200	
Air Conditioning								
Energy Source								
Electricity	100%			2055	* *	1		

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
LOUIS ARMSTRONG HOUSE MUSEUM
Asset # : 14805

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Split Unit	100%			2038	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units In The Garden								
Terminal Devices								
Fan Coil - 4 Pipe	100%			2038	* *	1	$1,000	
Heat Rejection								
Air Cooled Condenser Unit	100%			2038	* *	2	$2,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$2,600	
Exhaust Fans								
Interior	50%			2038	* *	2		
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$18,300	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One 40 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2038	* *	1	$200	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2053	* *	1-2	$800	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **METROPOLITAN MUSEUM OF ART SECTION ESDA**				
Address	: **5TH AVE AND 82ND STREET**				
Borough	: **MANHATTAN**		**Agency's Number**	: **N/A**	
Program / Asset #	: **DCA0001.U00 / 2308**		**Yr Built/Renovated**	: **1990 /**	
Area Sq Ft	: **160,236**		**Project Type**	: **CULTURAL AFFAIRS**	
Date of Survey	: **28-Jan-2021**		**Landmark Status**	: **INTERIOR, EXTERIOR, H-DISTRICT**	
Areas Surveyed	: **Roof, Floors 1,2,3,4**				
Block	: **1111**	**Lot** : **1**	**BIN**	: **1083810**	

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$1,188,000	$375,000
Interior Architecture		$398,000
Electrical	$52,900	$2,322,900
Mechanical	$1,191,200	$10,339,500
Total	**$2,432,100**	**$13,435,400**
Importance Code A	$1,188,000	$430,100
Importance Code B	$1,244,100	$12,787,200
Importance Code C		$218,200
Total	**$2,432,100**	**$13,435,400**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$70,900	$12,000		$1,600
Interior Architecture	$440,800	$43,500		$70,500
Electrical	$24,800	$32,900	$26,900	$63,800
Mechanical	$116,500	$78,400	$56,300	$102,000
Site Pavements	$2,800			
Elevators/Escalators	$17,800	$17,800	$17,800	$17,800
Total	**$673,400**	**$184,500**	**$100,900**	**$255,600**
Importance Code A	$72,500	$17,400	$1,600	$3,500
Importance Code B	$598,200	$167,100	$99,300	$252,100
Importance Code C	$2,800			
Total	**$673,400**	**$184,500**	**$100,900**	**$255,600**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART SECTION ESDA
Asset # : 2308

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	25%	Now	$27,200	LIFE	* *	5	$14,800	
Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
Location : Mechanical Penthouse								
Stucco Cement	10%			2045	* *	5	$23,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : This Is An Eifs Assembly								
Window Wall	65%	Now	$350,500	2052	* *	5	$115,400	
Air Infiltration, Extent : Severe, Area Affected : 5%								
Location : Loading Door								
Windows								
Aluminum	100%			2040	* *	5	$300	
Parapets								
Masonry: Limestone	15%			LIFE	* *	5	$1,500	
Metal Panel	10%			2052	* *	5	$3,100	
Metal Rail	75%	0-2	$43,700	2045	* *	5	$43,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Roof								
Modified Bitumen	75%	Now	$85,600	2037	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Parapet Gutter								
Skylight, Plastic	5%	Now	$57,400	2045	* *	1		
Condensation Present, Extent : Light, Area Affected : 25%								
Location : Skylights								
Sloped Glazing	20%	Now	$694,500	LIFE	* *	5	$259,600	
Condensation Present, Extent : Moderate, Area Affected : 25%								
Location : Above Scuplture Court								
Thermally Inefficient, Extent : Severe, Area Affected : 20%								
Location : Above Scuplture Court								
Interior								
Floors								
Carpet	40%	0-2	$436,500	2034	* *	3	$143,900	
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : 4th Floor Cafe								
Granite Panels	10%			LIFE	* *	5	$18,000	
Marble Panels	20%			LIFE	* *	5	$36,000	
Quarry Tile	5%			2045	* *	5	$18,000	
Terrazzo	5%			LIFE	* *	5	$9,400	
Vinyl Tile	10%			2037	* *	3	$9,000	
Wood	10%			2047	* *	5	$45,000	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART SECTION ESDA
Asset # : 2308

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	$9,100	
Gypsum Board	80%			LIFE	* *	5	$218,200	
Masonry: Brick	10%			LIFE	* *			
Masonry: Limestone	5%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	5%			2045	* *	5	$15,000	
AcousTileSusp.Lay-In	5%	Now	$4,300	2045	* *	5	$6,000	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Office And Cafe								
AcousTileSusp.Lay-In	20%			2045	* *	5	$48,000	
Exposed Struc: Concrete	10%			LIFE	* *	5	$3,700	
Gypsum Board	60%			LIFE	* *	5	$179,900	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2067	* *			
Site Pavements								
On-Site Walkways								
Asphalt	50%			2041	* *			
Pavers/Stone	50%	0-2	$2,800	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : West Window Wall								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$55,100	5	$700	
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	$116,200	5	$4,200	
Raceway								
Conduit	100%			2032	$104,600	1		
Panelboards								
Molded Case Bkrs	100%			2031	$96,300	5	$4,200	
Wiring								
Thermoplastic	100%			2032	$104,100	1		
Motor Controllers								
Variable Frequency Drive	100%			2049	* *			
Stand-by Power								
Transfer Switches								
Automatic	100%			2030	$11,600	1	$49,300	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART SECTION ESDA
Asset # : 2308

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2028	$87,700	1	$62,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Two Emergency Generators Rated At 750 Kilovolt Amperes Each.								
Batteries								
Lead/Acid	100%			2025	$2,600	5	$5,900	
Fuel Storage								
Day Tank	100%			2031	$27,500	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Incandescent	70%			2032	$1,758,900	2	$2,500	
LED	30%			2040	* *			
Egress Lighting								
Emergency, Service	50%			2027	$52,900	1		
Exit, Service	50%			2027	$37,000	1		
Alarm								
Security System								
No Component	30%							
Generic	70%			2040	* *	1	$41,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Galleries, Hallways, Storage, Offices								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$98,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement D Channel								
Explanation : Steam Provided By Con Edison								
Conversion Equipment								
Heat Exchanger, Plate & Frame	20%			2035	* *	1	$15,800	
Pres. Reducing Valve/LP Steam	80%			2035	* *	5	$7,600	

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*** 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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	20%	0-2	$3,800	2040	* *	4	$1,600	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Various Areas								
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Loose, Extent : Moderate, Area Affected : 20%								
Location : Control Valves, Various Locations.								
Steam Piping/Pump	80%	0-2	$22,000	2042	* *			
Corroded, Extent : Moderate, Area Affected : 15%								
Location : Various Areas								
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Various Areas								
Steam Traps Faulty, Extent : Moderate, Area Affected : 10%								
Location : Various Areas								
Terminal Devices								
Air Handler	35%	0-2	$56,600	2032	$1,131,200	1	$31,200	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Ground Floor Mechanical Room								
Air Handler	35%			2032	$1,131,200	1	$34,700	
Convector/Radiator	5%			2030	$70,200	1	$2,600	
Fan Coil Unit/Heat	25%			2027	$1,064,600	1	$12,900	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%	0-2	$70,000	2028	$3,501,900	1	$156,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Chiller Room								
Explanation : 2 Inefficient Units. R-123 Refrigerant								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	$27,800	2042	* *	4	$7,900	
Corroded, Extent : Moderate, Area Affected : 25%								
Location : Various Areas								
Terminal Devices								
Air Handler/Cool/Ht	100%			2032	$3,332,600	1	$99,100	
Heat Rejection								
Water Cooling Tower	100%			2033	$867,500	2	$161,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : R Wing Roof								
Explanation : 2 Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$89,300	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Air Intake And Louvers Are Under Repairing								

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*** 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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	40%			2032	$304,700	2	$2,000	
Roof	50%			2037	* *	2	$2,500	
Roof	10%	Now	$10,000	2042	* *	2	$400	
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Kitchen Hook, On T Wing Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2042	* *	1		
Brass/Copper	10%	0-2	$22,100	2042	* *	1		
Loose, Extent : Moderate, Area Affected : 20%								
Location : Control Valves, Ground Floor								
Water Heater With Tanks								
Electric	10%			2027	$2,500	4		
No Component	90%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Hot Water Comes From W Wing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2032	$34,400	4	$5,100	
Sewage Ejector(s)								
Electric	100%			2040	* *	4	$9,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 90%								
Location : 2 Units From Basement To 5th Floor, 1 Freight Unit From Ground Floor To Roof								
Explanation : 3 Units								
Hydraulic	10%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Sub-basement To Ground Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2042	* *	1-5	$83,800	
Sprinkler								
No Component	50%							
Generic	50%			2052	* *	1-2	$22,400	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART SECTION ESDA
Asset # : 2308

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Chemical System								
No Component	99%							
Generic	1%			2027	$900	1-3	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set								

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **METROPOLITAN MUSEUM OF ART WING A**
Address : **5TH AVE AND 82ND STREET**
Borough : **MANHATTAN**
Agency's Number : **N/A**
Program / Asset # : **DCA0001.A00 / 2304**
Yr Built/Renovated : **1880 /**
Area Sq Ft : **87,922**
Project Type : **CULTURAL AFFAIRS**
Date of Survey : **28-Jan-2021**
Landmark Status : **INTERIOR, EXTERIOR, H-DISTRICT**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **1111** **Lot** : **1** **BIN** : **1083810**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$14,164,000	$1,200,000
Interior Architecture	$1,148,800	$9,095,500
Electrical	$51,700	$805,900
Mechanical		$1,313,400
Total	**$15,364,400**	**$12,414,800**
Importance Code A	$14,164,000	$1,200,000
Importance Code B	$1,200,500	$2,172,700
Importance Code C		$9,042,100
Total	**$15,364,400**	**$12,414,800**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$73,700		$1,200	$4,400
Interior Architecture		$23,000		
Electrical	$7,200	$8,900	$8,400	$57,700
Mechanical	$95,800	$18,400	$24,000	$26,400
Elevators/Escalators	$7,900	$7,900	$7,900	$7,900
Total	**$184,600**	**$58,200**	**$41,400**	**$96,300**
Importance Code A	$73,700	$2,600	$1,200	$4,400
Importance Code B	$110,900	$55,500	$40,300	$92,000
Importance Code C				
Total	**$184,600**	**$58,200**	**$41,400**	**$96,300**

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 A
Asset # : 2304

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	15%			LIFE	* *	5	$1,700	
Copper/Terne	15%			2052	* *	10	$6,300	
Masonry: Brick	70%	Now	$110,700	LIFE	* *	5	$12,500	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Courtyard								
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Courtyard								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Courtyard								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Roof Under Construction								
Windows								
Metal Louvers	15%			2028	$2,000	10	$200	
Steel	85%			2031	$15,200	5	$2,400	
Parapets								
Masonry: Brick	65%	Now	$32,600	LIFE	* *	5	$2,400	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Courtyard								
Horizontal Cracks, Extent : Moderate, Area Affected : 20%								
Location : Inner East And West Facades								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Inner East Facade. Section A1, A2								
Loose/Delam Surface, Extent : Moderate, Area Affected : 15%								
Location : Inner East Facade								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : At Step Flash Connections, South Facade. Section A3								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Not Accessible, Roof Under Construction								
Masonry: Limestone	5%	0-2	$2,500	LIFE	* *	5	$200	
Worn/Eroded, Extent : Moderate, Area Affected : 15%								
Location : Coping Stone								
Metal Rail	30%	Now	$8,000	2037	* *	5	$7,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING A
Asset # : 2304

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	5%			2037	* *	10	$4,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Roof Under Construction								
Metal Panel	35%	Now	$61,900	2030	$618,900			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : At Ridge								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Original Monel Panels. Beyond Their Useful Life, Roof Under Construction								
Modified Bitumen	10%	Now	$30,600	2037	* *			
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Section Of Roof Near West Parapet								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Roof Under Construction								
Sloped Glazing	50%	Now	$13,991,300	LIFE	* *	5	$581,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout Attic Space								
Condensation Present, Extent : Moderate, Area Affected : 15%								
Location : Attic Spaces								
Corrosion/Rusting, Extent : Severe, Area Affected : 60%								
Location : Mullions And Structural Support								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Attic Spaces, Section A2								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Over Attic Spaces								
Explanation : This Roof Is Actually Corrugated Glazing. Original Material And Beyond Its Useful Life, Roof Under Construction								
Interior								
Floors								
Carpet	20%			2031	$499,000	3	$39,500	
Granite Panels	25%			LIFE	* *	5	$24,700	
Marble Panels	20%			LIFE	* *	5	$19,700	
Slate	5%			LIFE	* *	5	$7,000	
Terrazzo	10%			LIFE	* *	5	$10,300	
Wood	20%	Now	$1,009,600	2072	* *	5	$24,700	
Deteriorated Finish, Extent : Moderate, Area Affected : 75%								
Location : Exhibit Areas								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING A
Asset # : 2304

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Fabric on Framing	20%			2033	$8,878,300	5	$27,300	
Gypsum Board	20%			LIFE	* *	5	$32,800	
Masonry: Limestone	5%			LIFE	* *			
Plaster	40%			LIFE	* *	5	$32,800	
Wood	15%			LIFE	* *	5	$163,800	
Ceilings								
AcousTileSusp.Lay-In	15%			2045	* *	5	$19,700	
Glass: Susp Panels	20%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Pebble Blasted Glass								
Plaster	65%	Now	$139,200	LIFE	* *	5	$53,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Medieval Gallery, Barrel Vault Ceiling								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	$69,700	5	$2,300	
Raceway								
Conduit	100%			2032	$67,400	1		
Panelboards								
Molded Case Bkrs	100%			2031	$53,500	5	$2,300	
Wiring								
Rubber	80%	2-4	$51,700	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Galleries								
Thermoplastic	20%			2032	$12,900	1		
Motor Controllers								
Variable Frequency Drive	100%			2049	* *			
Lighting								
Interior Lighting								
Fluorescent	40%			2032	$615,300	10	$32,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Storage, Hallways								
Explanation : T-8 Lamps								
LED	60%			2040	* *			
Egress Lighting								
Emergency, Service	50%			2027	$29,000	1		
Exit, Service	50%			2027	$20,300	1		
Alarm								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING A
Asset # : 2304

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
No Component	30%							
Generic	70%			2040	* *	1	$23,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Galleries								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$54,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors, Alarm Bells, Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement D Channel								
Explanation : Steam Provided By Con Edison								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2045	* *	5	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : It Serves A, B, C And F Wings.								
Distribution								
Hot Wtr Piping/Pump	50%	Now	$5,200	2031	$103,000	4	$2,200	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Room								
Steam Piping/Pump	50%	Now	$37,700	2042	* *			
Corroded, Extent : Severe, Area Affected : 50%								
Location : Various Locations								
Steam Traps Faulty, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Terminal Devices								
Air Handler	80%			2040	* *	1	$43,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Equipment Rooms.								
Explanation : 4 Units. They Serve A And C Wings.								
Fan Coil Unit/Heat	20%			2040	* *	1	$5,700	
Air Conditioning								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING A
Asset # : 2304

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
District Chilled Water	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : W Wing								
Explanation : Chilled Water Comes From W Wing								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2058	* *	4	$4,300	
Terminal Devices								
Air Handler/Cool/Ht	100%			2040	* *	1	$54,400	
Ventilation								
Distribution								
Ductwork/Diffusers	10%	0-2	$20,700	LIFE	* *	2-5	$4,900	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Ground Floor								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Roof								
Explanation : Air Intake And Louvers Are Under Repairing.								
Ductwork/Diffusers	90%			LIFE	* *	2-5	$44,100	
Exhaust Fans								
Interior	80%			2040	* *	2	$2,200	
Roof	20%			2040	* *	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	$1,210,400	1		
Water Heater With Tanks								
Electric	10%			2025	$2,500	4		
No Component	90%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Hot Water Comes From W Wing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$5,700	2042	* *	4	$1,900	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Basement								
Sewage Ejector(s)								
Electric	100%	0-2	$9,900	2042	* *	4	$3,500	
On Extended Life, Extent : Severe, Area Affected : 10%								
Location : Basement								
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING A
Asset # : 2304

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit From Ground Floor To 2nd Floor. 1 Unit From Ground Floor To 1st Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2042	* *	1-5	$46,000	
Sprinkler								
No Component	25%							
Generic	75%			2052	* *	1-2	$18,500	

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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **METROPOLITAN MUSEUM OF ART WING B**		
Address	: **5TH AVE AND 82ND STREET**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0001.B00 / 2305**	**Yr Built/Renovated**	: **1888 / 2012**
Area Sq Ft	: **100,054**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **28-Jan-2021**	**Landmark Status**	: **INTERIOR, EXTERIOR, H-DISTRICT**
Areas Surveyed	: **Basement, Floors 1,2,3**		
Block	: **1111** **Lot** : **1**	**BIN**	: **1083810**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$9,031,000	$697,300
Interior Architecture	$209,400	
Electrical	$62,500	$807,900
Mechanical	$1,236,000	$1,582,400
Total	**$10,539,000**	**$3,087,500**
Importance Code A	$9,031,000	$697,300
Importance Code B	$1,507,900	$2,390,300
Total	**$10,539,000**	**$3,087,500**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$15,900	$7,000		$28,800
Interior Architecture		$18,700	$3,700	
Electrical	$8,700	$10,100	$9,000	$31,300
Mechanical	$68,700	$10,200	$17,300	$35,100
Total	**$93,400**	**$46,000**	**$30,100**	**$95,300**
Importance Code A	$15,900	$10,000		$28,800
Importance Code B	$77,500	$36,100	$30,100	$66,500
Importance Code C				
Total	**$93,400**	**$46,000**	**$30,100**	**$95,300**

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING B
Asset # : 2305

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	40%	Now	$144,300	LIFE	* *	5	$16,400	
Diagonal Cracks, Extent : Severe, Area Affected : 15%								
Location : Mechanical Fan Rooms, Section B2.2, B5, B7								
Horizontal Cracks, Extent : Severe, Area Affected : 15%								
Location : Mechanical Fan Rooms, Section B2.2, B5, B7								
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%								
Location : Mechanical Fan Rooms, Section B2.2, B5, B7								
Loose/Delam Surface, Extent : Severe, Area Affected : 10%								
Location : North Facade. Mechanical Penthouse								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Section B7 At Duct Penetration								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Roof Construction Inaccessible								
Masonry: Limestone	60%	Now	$310,600	LIFE	* *	5	$18,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Wall Adjacent To Esda Wing								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : West Facade. Upper Joint Lines								
Staining/Discoloring, Extent : Light, Area Affected : 15%								
Location : West Facade								
Windows								
Metal Clad	100%	Now	$62,200	2057	* *	5	$3,600	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Bulkheads, Mechanical Rooms								
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : Bulkheads, Mechanical Rooms								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Bulkheads, Mechanical Rooms								
Parapets								
Masonry: Brick	70%	Now	$60,800	LIFE	* *	5	$2,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Mechanical Rooms, Section B2.2, B5, B7								
Diagonal Cracks, Extent : Moderate, Area Affected : 20%								
Location : Mechanical Rooms, Section B2.2, B5, B7								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Mechanical Rooms, Section B2.2, B5, B7								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Roof Construction Inaccessible								
Masonry: Limestone	5%	Now	$1,100	LIFE	* *	5	$200	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : West Facade								
Metal Panel	5%			2052	* *	5	$600	
Metal Rail	20%			2045	* *	5-10	$11,600	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING B
Asset # : 2305

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	5%	Now	$59,500	2042	* *			
Vegetation Growth, Extent : Severe, Area Affected : 25%								
Location : Section B3								
Worn/Eroded, Extent : Severe, Area Affected : 100%								
Location : Section B3								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Roof Construction, Roof Inaccessible								
Metal Panel	10%	Now	$14,800	2045	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Sloped Roof								
Modified Bitumen	30%			2037	* *	10	$28,500	
Alligatoring, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Sloped Glazing	55%	0-2	$8,393,600	LIFE	* *	5	$697,300	
Condensation Present, Extent : Moderate, Area Affected : 25%								
Location : Attic Space								
Corrosion/Rusting, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Attic Space								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Attic Space								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Over Attic Spaces								
Explanation : This Roof Is Actually Corrugated Glazing. Original And Beyond Its Useful Remaining Life, Roof Construction Inaccessible								
Interior								
Floors								
Carpet	25%			2031	$709,800	3	$56,200	
Ceramic Tile	5%			2041	* *	5	$7,500	
Marble Panels	15%			LIFE	* *	5	$16,800	
Terrazzo	20%			LIFE	* *	5	$23,400	
Wood	35%	Now	$209,400	2060	* *	5	$49,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Exhibit Areas								
Interior Walls								
Gypsum Board	30%			LIFE	* *	5	$47,200	
Masonry: Brick	5%			LIFE	* *			
Marble Panels	10%			LIFE	* *			
Plaster	10%			LIFE	* *	5	$7,900	
Plaster	45%			LIFE	* *	5	$35,400	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING B
Asset # : 2305

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Glass: Susp Panels	30%			LIFE	* *			
Gypsum Board	20%			LIFE	* *	5	$37,400	
Plaster	15%			LIFE	* *	5	$14,000	
Plaster	35%			LIFE	* *	5	$32,800	

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2058	* *	5	$2,600	
Raceway								
Conduit	60%			2032	$62,800	1		
Conduit	40%			2058	* *	1		
Panelboards								
Molded Case Bkrs	60%			2031	$44,900	5	$1,600	
Molded Case Bkrs	40%			2054	* *	5	$1,100	
Wiring								
Rubber	60%	2-4	$62,500	2057	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Galleries								
Thermoplastic	40%			2058	* *	1		
Motor Controllers								
Variable Frequency Drive	100%			2049	* *			
Lighting								
Interior Lighting								
Fluorescent	40%			2032	$700,300	10	$36,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Storages, Hallways, Basement								
Explanation : T-8 Lamps								
LED	60%			2040	* *			
Egress Lighting								
Emergency, Service	25%			2040	* *	1		
Emergency, Service	25%			2032	$16,500	1		
Exit, Service	50%			2027	$23,100	1		
Alarm								
Security System								
No Component	30%							
Generic	70%			2040	* *	1	$26,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Galleries, Hallways, Office, Storage								
Explanation : CCTV Surveillance Cameras								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING B
Asset # : 2305

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$61,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement D Channel								
Explanation : Steam Provided By Con Edison								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2045	* *	5	$5,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Located In A Wing								
Explanation : Located In A Wing								
Distribution								
Hot Wtr Piping/Pump	50%	Now	$5,900	2031	$117,300	4	$2,500	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor Mechanical Room								
Steam Piping/Pump	30%	Now	$12,900	2042	* *			
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Various Areas								
Steam Traps Faulty, Extent : Moderate, Area Affected : 10%								
Location : Various Areas								
Steam Piping/Pump	20%			2058	* *			
Terminal Devices								
Air Handler	20%			2027	$403,600	1	$12,400	
Convector/Radiator	10%	Now	$4,400	2030	$87,700	1	$2,900	
Loose, Extent : Moderate, Area Affected : 80%								
Location : Control Valves, Various Locations.								
Under Construction	40%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Mechanical Equipment Room								
Explanation : Air Handlers Are Under Replacement Process.								
Under Construction	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : For 2nd Floor Gallery								
Explanation : Reheat Fan Coil Units Are Under Replacement Process.								
Air Conditioning								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific 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
Air Conditioning								
Energy Source								
District Chilled Water	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : W Wing								
Explanation : Chilled Water Comes From W Wing								
Distribution								
CW & CHW Wtr Pipe/Pump	60%	Now	$10,400	2042	* *	4	$3,000	
Corroded, Extent : Severe, Area Affected : 30%								
Location : Throughout								
CW & CHW Wtr Pipe/Pump	40%			2062	* *	4	$2,000	
Terminal Devices								
Air Handler/Cool/Ht	40%			2027	$832,400	1	$24,800	
Under Construction	60%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Air Handlers Are Under Replacement Process.								
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$27,900	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Air Intake And Louvers Are Under Repairing, Roof.								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$27,900	
Exhaust Fans								
Roof	5%			2027	$10,400	2	$200	
Roof	15%			2042	* *	2	$500	
Under Construction	80%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Attic								
Explanation : Units Are Under Replacement.								
Plumbing								
H/C Water Piping								
Brass/Copper	30%	Now	$20,700	2032	$413,200	1		
Corroded, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Brass/Copper	70%			2032	$964,200	1		
Water Heater With Tanks								
Electric	10%			2027	$2,500	4		
No Component	90%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Hot Water Comes From Building W								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING B
Asset # : 2305

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sump Pump(s)								
Submersible	100%			2024	$3,300	4	$3,200	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2042	* *	1-5	$52,300	
Sprinkler								
No Component	30%							
Generic	70%			2052	* *	1-2	$19,600	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **METROPOLITAN MUSEUM OF ART WING C**		
Address	: **5TH AVE AND 82ND STREET**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0001.C00 / 2306**	**Yr Built/Renovated**	: **1894 /**
Area Sq Ft	: **99,979**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **28-Jan-2021**	**Landmark Status**	: **INTERIOR, EXTERIOR, H-DISTRICT**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **1111** **Lot** : **1**	**BIN**	: **1083810**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$408,100	$772,400
Interior Architecture	$634,400	$18,186,200
Electrical	$83,300	$974,000
Mechanical		$1,867,300
Total	**$1,125,900**	**$21,799,900**
Importance Code A	$408,100	$772,400
Importance Code B	$717,800	$2,897,400
Importance Code C		$18,130,100
Total	**$1,125,900**	**$21,799,900**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$24,500			$40,200
Interior Architecture	$1,900	$15,000		$1,900
Electrical	$8,200	$10,100	$9,500	$65,600
Mechanical	$148,200	$14,100	$26,000	$32,500
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$186,800**	**$43,100**	**$39,400**	**$144,200**
Importance Code A	$24,500		$3,000	$40,200
Importance Code B	$162,200	$43,100	$36,500	$104,000
Importance Code C				
Total	**$186,800**	**$43,100**	**$39,400**	**$144,200**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING C
Asset # : 2306

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	* *	5	$2,300	
Masonry: Brick	35%			LIFE	* *	5	$26,200	
Panel: Limestone	60%			LIFE	* *	5	$33,600	
Windows								
Metal Clad	100%	Now	$408,100	2057	* *	5	$23,800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Bulkheads, Courtyard								
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : Bulkheads, Courtyard								
Parapets								
Concrete Masonry Unit	10%			LIFE	* *	5	$400	
Masonry: Brick	70%			LIFE	* *	5	$2,700	
Masonry: Limestone	5%			LIFE	* *	5	$200	
Metal Rail	15%			2037	* *	5-10	$10,500	
Roof								
IRMA/Protected Membrane	10%	Now	$24,500	2032	$245,400			
Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%								
Location : Section C4								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Section C4								
IRMA/Protected Membrane	10%			2037	* *	10	$9,700	
Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
Location : Flat Roof								
Metal Panel	5%			2030	$75,500	10	$8,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Original Monel Panels. Beyond Their Useful Life								
Modified Bitumen	25%			2037	* *	10	$24,200	
Skylight, Metal/Glass	20%			2052	* *	10	$64,500	
Sloped Glazing	30%			LIFE	* *	5	$387,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Under Construction								
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
METROPOLITAN MUSEUM OF ART WING C
Asset # : 2306

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	20%			2028	$567,400	3	$44,900	
Cast in Place Concrete	5%			LIFE	* *	5	$16,400	
Marble Panels	10%			LIFE	* *	5	$11,200	
Slate	5%			LIFE	* *	5	$8,000	
Terrazzo	10%			LIFE	* *	5	$11,700	
Vinyl Tile	10%			2027	$443,100	3	$7,500	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Laboratory								
Explanation : 9 X 9 Tiles								
Wood	40%	2-4	$191,300	2047	* *	5	$56,100	
Poor Subfloor Evident, Extent : Light, Area Affected : 10%								
Location : Second Floor Exhibit Areas								
Split/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Second Floor Exhibit Areas								
Interior Walls								
Fabric on Framing	35%			2033	$18,130,100	5	$55,700	
Gypsum Board	10%			LIFE	* *	5	$19,100	
Masonry: Brick	5%			LIFE	* *			
Plaster	15%			LIFE	* *	5	$14,300	
Plaster	35%			LIFE	* *	5	$33,400	
Ceilings								
Exposed Struc: Concrete	5%			LIFE	* *	5	$1,200	
Glass: Susp Panels	30%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$18,700	
Masonry: Vault Struct	15%			LIFE	* *			
Plaster	30%			LIFE	* *	5	$28,100	
Plaster	10%			LIFE	* *	5	$9,400	

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	$116,200	5	$2,600	
Raceway								
Conduit	100%			2032	$104,600	1		
Panelboards								
Molded Case Bkrs	100%			2031	$53,500	5	$2,600	
Wiring								
Rubber	80%	2-4	$83,300	2057	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Galleries								
Thermoplastic	20%			2032	$20,800	1		

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING C
Asset # : 2306

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Variable Frequency Drive	100%			2049	* *			
Lighting								
Interior Lighting								
Fluorescent	40%			2032	$699,700	10	$36,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Storage, Hallways								
Explanation : T-8 Lamps								
LED	60%			2040	* *			
Egress Lighting								
Emergency, Service	50%			2027	$33,000	1		
Exit, Service	50%			2027	$23,100	1		
Alarm								
Security System								
No Component	30%							
Generic	70%			2040	* *	1	$26,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Galleries, Hallways, Offices								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$61,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement D Channel								
Explanation : Steam Provided By Con Edison								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2041	* *	5	$5,900	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING C
Asset # : 2306

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	10%	0-2	$2,300	2031	$23,400	4	$500	
Loose, Extent : Moderate, Area Affected : 80%								
Location : Control Valves, Various Locations								
Steam Piping/Pump	90%	0-2	$38,600	2042	* *			
Corroded, Extent : Moderate, Area Affected : 15%								
Location : Various Locations								
Steam Traps Faulty, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Terminal Devices								
Air Handler	40%			2040	* *	1	$24,700	
Air Handler	20%	0-2	$20,200	2032	$403,300	1	$11,100	
Not Energy Efficient, Extent : Moderate, Area Affected : 50%								
Location : Mechanical Equipment Room								
Convector/Radiator	10%			2030	$87,600	1	$3,200	
Under Construction	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Replacing Reheat Units For 2nd Floor Gallery.								
Air Conditioning								
Energy Source								
District Chilled Water	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : W Wing Basement								
Explanation : Chilled Water Comes From W Wing								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2052	* *	4	$7,400	
Terminal Devices								
Air Handler/Cool/Ht	100%			2037	* *	1	$61,800	
Ventilation								
Distribution								
Ductwork/Diffusers	40%	Now	$37,700	LIFE	* *	2-5	$22,300	
Corroded, Extent : Light, Area Affected : 5%								
Location : Supply Ducts								
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Air Intake And Louvers Are Under Repairing.								
Ductwork/Diffusers	60%			LIFE	* *	2-5	$33,500	
Exhaust Fans								
Interior	80%			2037	* *	2	$2,500	
Roof	5%	Now	$10,400	2042	* *	2	$100	
Noisy/Vibrating, Extent : Severe, Area Affected : 100%								
Location : Roof								
On Extended Life, Extent : Severe, Area Affected : 20%								
Location : Roof								
Roof	15%			2040	* *	2	$500	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING C
Asset # : 2306

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	30%	0-2	$20,600	2032	$412,900	1		
Corroded, Extent : Moderate, Area Affected : 15%								
Location : Various Areas								
Brass/Copper	70%			2032	$963,500	1		
Water Heater With Tanks								
Electric	10%			2027	$2,500	4		
No Component	90%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Hot Water Comes From W Wing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Ground Floor To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2042	* *	1-5	$52,300	
Sprinkler								
No Component	20%							
Generic	80%			2052	* *	1-2	$22,400	
Chemical System								
No Component	99%							
Generic	1%			2027	$900	1-3	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set								

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **METROPOLITAN MUSEUM OF ART WING CC**		
Address	: **5TH AVE AND 82ND STREET**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0001.CC0 / 152**	**Yr Built/Renovated**	: **1979 /**
Area Sq Ft	: **46,164**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **29-Jan-2021**	**Landmark Status**	: **INTERIOR, EXTERIOR, H-DISTRICT**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,6,7,8,9**		
Block	: **1111** **Lot** : **1**	**BIN**	: **1083810**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$128,400	
Electrical		$654,800
Mechanical	$1,241,200	$202,700
Total	**$1,369,600**	**$857,500**
Importance Code A	$128,400	
Importance Code B	$1,241,200	$857,500
Total	**$1,369,600**	**$857,500**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$30,000	$3,600		$66,600
Interior Architecture		$6,900		
Electrical	$30,100	$5,300	$4,700	$14,800
Mechanical	$97,900	$8,500	$11,200	$14,200
Elevators/Escalators	$8,900	$8,900	$8,900	$8,900
Total	**$166,800**	**$33,300**	**$24,800**	**$104,500**
Importance Code A	$37,500	$5,100	$200	$66,900
Importance Code B	$129,300	$28,100	$24,500	$37,600
Importance Code C				
Total	**$166,800**	**$33,300**	**$24,800**	**$104,500**

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
Exterior								
Exterior Walls								
Concrete Masonry Unit	40%			LIFE	* *	5	$7,800	
Masonry: Brick	40%			LIFE	* *	5	$12,500	
Window Wall	20%			2042	* *	5	$23,500	
Windows								
Aluminum	100%	Now	$30,000	2057	* *	5	$300	
Condensation Present, Extent : Severe, Area Affected : 50%								
Location : Offices, Conservation Rooms								
Parapets								
Metal Rail	100%			2037	* *	5-10	$78,300	
Roof								
IRMA/Protected Membrane	60%	0-2	$128,400	2042	* *			
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Roofs C1, C4								
Modified Bitumen	35%			2037	* *	10	$7,400	
Skylight, Plastic	5%			2045	* *	1		
Soffits								
Stucco Cement	100%			2045	* *	5	$7,300	
Interior								
Floors								
Carpet	20%			2031	$262,000	3	$20,700	
Cast in Place Concrete	10%			LIFE	* *	5	$15,100	
Marble Panels	30%			LIFE	* *	5	$15,500	
Terrazzo	40%			LIFE	* *	5	$21,600	
Interior Walls								
Glass: Single Pane	5%			LIFE	* *	5	$4,900	
Gypsum Board	45%			LIFE	* *	5	$35,300	
Plaster	25%			LIFE	* *	5	$9,800	
Plywood/Hardboard	25%			LIFE	* *			
Ceilings								
Exposed Struc: Concrete	35%			LIFE	* *	5	$3,700	
Gypsum Board	15%			LIFE	* *	5	$12,800	
Plaster	50%			LIFE	* *	5	$21,300	

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	75%			2032	$50,500	1		
Conduit	25%			2042	* *	1		
Panelboards								
Molded Case Bkrs	75%			2031	$32,100	5	$900	
Molded Case Bkrs	25%			2040	* *	5	$300	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING CC
Asset # : 152

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Rubber	40%	2-4	$25,800	2057	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Offices, Retail Spaces								
Thermoplastic	60%			2042	* *	1		
Motor Controllers								
Locally Mounted	10%			2030	$12,700	5		
Motor Control Center	20%			2030	$25,400	5		$300
Variable Frequency Drive	70%			2049	* *			
Lighting								
Interior Lighting								
Fluorescent	30%			2032	$242,300	10		$12,700
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Offices, Mechanical Room								
Explanation : T-8 Lamps								
HID	10%			2032		10		$200
Incandescent	50%			2032	$362,000	2		$500
LED	10%			2040	* *			
Egress Lighting								
Emergency, Service	50%			2032	$15,200	1		
Exit, Service	50%			2027	$10,700	1		
Alarm								
Security System								
No Component	10%							
Generic	90%			2040	* *	1		$15,500
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Offices, Storage, Galleries								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3		$28,400
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2042	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement D Tunnel								
Explanation : Steam Provided By Con Edison								

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING CC
Asset # : 152

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	10%	0-2	$7,500	2047	* *	1	$2,100	
Corroded, Extent : Moderate, Area Affected : 80%								
Location : Mechanical Equipment Room								
Not Energy Efficient, Extent : Severe, Area Affected : 100%								
Location : Mechanical Equipment Room								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Mechanical Equipment Room								
Explanation : On Extended Life Time								
Pres. Reducing Valve/LP Steam	90%			2035	* *	5	$2,500	
Distribution								
Hot Wtr Piping/Pump	10%	0-2	$1,100	2040	* *	4	$200	
Corroded, Extent : Moderate, Area Affected : 15%								
Location : 4th Floor Mechanical Equipment Room								
Leak Evident, Extent : Moderate, Area Affected : 3%								
Location : Mechanical Equipment Room								
Steam Piping/Pump	90%	0-2	$7,100	2042	* *			
Corroded, Extent : Moderate, Area Affected : 15%								
Location : Various Areas								
Terminal Devices								
Air Handler	80%	0-2	$223,500	2042	* *	1	$20,600	
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Equipment Room								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Mechanical Equipment Room								
Air Handler	10%			2037	* *	1	$2,900	
Fan Coil Unit/Heat	10%			2032	$122,700	1	$1,500	
Air Conditioning								
Energy Source								
District Chilled Water	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Chilled Water From W Wing								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	$4,000	2032	$80,000	4	$2,300	
Corroded, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Terminal Devices								
Air Handler/Cool/Ht	90%			2027	$864,100	1	$25,700	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Mechanical Equipment Room								
Air Handler/Cool/Ht	10%			2037	* *	1	$2,900	
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 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
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	$43,500	LIFE	* *	2-5	$25,700	
Unbalanced System, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Roof								
Explanation : Air Intake And Louvers Are Under Repairing								
Exhaust Fans								
Interior	70%			2027	$153,600	2	$1,000	
Roof	30%	0-2	$28,800	2042	* *	2	$300	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Roof								
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Roof								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Ground, 1st, Mezzanine, 2nd To 4th Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2042	* *	1-5	$24,100	
Sprinkler								
No Component	50%							
Generic	50%			2052	* *	1-2	$6,500	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **METROPOLITAN MUSEUM OF ART WING D**		
Address	: **5TH AVE AND 82ND STREET**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0001.D00 / 2307**	**Yr Built/Renovated**	: **1902 /**
Area Sq Ft	: **180,937**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **28-Jan-2021**	**Landmark Status**	: **INTERIOR, EXTERIOR, H-DISTRICT**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,6,7,Att**		
Block	: **1111** **Lot** : **1**	**BIN**	: **1083810**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$1,818,500	$1,061,700
Interior Architecture	$362,100	$1,075,600
Electrical	$908,700	$2,304,200
Mechanical	$6,637,300	$1,821,000
Total	**$9,726,700**	**$6,262,500**
Importance Code A	$1,818,500	$1,288,700
Importance Code B	$7,600,300	$4,639,100
Importance Code C	$307,900	$334,800
Total	**$9,726,700**	**$6,262,500**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$32,700	$56,200		$42,900
Interior Architecture	$36,500	$20,300	$39,400	$12,700
Electrical	$21,800	$25,700	$21,800	$43,600
Mechanical	$175,000	$28,700	$44,500	$56,800
Site Pavements	$32,700			
Elevators/Escalators	$13,600	$13,600	$13,600	$13,600
Total	**$312,300**	**$144,500**	**$119,300**	**$169,600**
Importance Code A	$69,400	$58,400	$2,200	$47,500
Importance Code B	$210,200	$86,100	$79,300	$122,100
Importance Code C	$32,700		$37,700	
Total	**$312,300**	**$144,500**	**$119,300**	**$169,600**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING D
Asset # : 2307

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	10%			LIFE	* *	5	$9,700	
Masonry: Granite	5%			LIFE	* *	5	$3,600	
Masonry: Limestone	70%	Now	$861,800	LIFE	* *	5	$51,000	
Repairs in Progress, Extent : N/A, Area Affected : 5%								
Location : Cornice Statue								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Cornice								
Explanation : Safety Netting Installed								
Stucco Cement	15%			2045	* *	5	$36,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : West Facade								
Explanation : This Is Actually An Eifs Assembly								
Windows								
Aluminum	30%			2048	* *	5	$1,000	
Bronze/Brass	70%			2040	* *	5	$14,500	
Parapets								
Masonry: Limestone	60%			LIFE	* *	5	$5,300	
Metal Rail	40%			2045	* *	5-10	$50,600	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING D
Asset # : 2307

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	40%			2037	* *	10	$42,900	
Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
Location : Flat Sections								
Metal Panel	30%	Now	$32,700	2030	$653,000			
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Seams Open/Split, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Original Monel Panels. Beyond Their Useful Life								
Skylight, Plastic	5%			2045	* *	1		
Sloped Glazing	25%	Now	$956,800	LIFE	* *	5	$357,700	1
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Attic Over Domes In Entry Foyer								
Corrosion/Rusting, Extent : Severe, Area Affected : 60%								
Location : Drip Channel, Mullions, Frames								
Glazing Broken/Cracked, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Attic Over Domes In Entry Foyer And Assyrian, Buddha Attics								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : This Is Actually Corrugated Glazing.								
Interior								
Floors								
Carpet	15%			2028	$770,100	3	$60,900	
Cast in Place Concrete	10%			LIFE	* *	5	$59,200	
Granite Panels	5%			LIFE	* *	5	$10,200	
Terrazzo	10%	Now	$54,300	LIFE	* *	5	$21,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Mezzanine								
Terrazzo	50%			LIFE	* *	5	$105,800	
Vinyl Tile	5%			2032	$401,000	3	$5,100	
Wood	5%			2047	* *	5	$25,400	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific 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
Interior								
Interior Walls								
Ceramic Tile	5%			2041	* *	5	$75,400	
Glass: Special Gauge	1%			LIFE	* *	1		
Gypsum Board	25%			LIFE	* *	5	$226,200	
Masonry: Brick	5%	2-4	$307,900	LIFE	* *			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Attic								
Panel: Limestone	40%			LIFE	* *			
Plaster	24%			LIFE	* *	5	$108,600	
Ceilings								
AcousTileSusp.Lay-In	10%	2-4	$9,700	2045	* *	5	$13,700	
Staining/Discoloring, Extent : Light, Area Affected : 1%								
Location : Offices								
Exposed Struc: Concrete	5%			LIFE	* *	5	$2,100	
Glass: Susp Panels	10%			LIFE	* *			
Gypsum Board	25%			LIFE	* *	5	$85,400	
Masonry: Infill Arch	10%			LIFE	* *			
Plaster	25%			LIFE	* *	5	$42,700	
Plaster	15%	Now	$26,700	LIFE	* *	5	$25,600	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Buddha Gallery								
Site Pavements								
Public Sidewalk								
Pavers/Stone	100%			2041	* *			
On-Site Walkways								
Pavers/Stone	100%	Now	$32,700	2041	* *			
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Front Stairs								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2032	$139,400	5	$4,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 4000 Amperes Each								
Transformers								
Dry Type	100%			2030	$712,300	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Two 75 Kilovolt Amperes, 480 Volts Primary, 208/ 120 Volts Secondary								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	$139,400	5	$4,800	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific 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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	20%			2042	* *	1		
Conduit	80%			2032	$113,500	1		
Wiring								
Braided Cloth	40%	2-4	$57,500	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Galleries And Ground Floor								
Thermoplastic	60%			2032	$86,200	1		
Motor Controllers								
Locally Mounted	10%			2037	* *	5	$100	
Variable Frequency Drive	90%			2049	* *			
Stand-by Power								
Transfer Switches								
Automatic	50%			2030	$5,800	1	$27,800	
Automatic	50%			2049	* *	1	$27,800	
Lighting								
Interior Lighting								
Fluorescent	30%			2032	$949,800	10	$49,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Offices								
Explanation : T-8 Lamps								
Incandescent	30%			2027	$851,200	2	$1,200	
LED	40%			2040	* *			
Egress Lighting								
Emergency, Service	50%			2032	$59,700	1		
Exit, Service	30%			2040	* *	1		
Exit, Service	20%			2027	$16,700	1		
Exterior Lighting								
LED	10%			2032	$103,900			
No Component	90%							
Alarm								
Security System								
No Component	10%							
Generic	90%			2040	* *	1	$60,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Offices, Galleries								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$111,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING D
Asset # : 2307

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Steam Provided By Con Edison								
Conversion Equipment								
Heat Exchanger, Plate & Frame	25%	0-2	$36,700	2047	* *	1	$20,100	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Basement Steam Room								
Explanation : On Extended Life Time Unit								
Pres. Reducing Valve/LP Steam	75%			2028	$87,600	5	$8,100	
Distribution								
Hot Wtr Piping/Pump	25%			2031	$106,000	4	$2,200	
Steam Piping/Pump	53%	Now	$41,200	2042	* *			
Controller Not Working, Extent : Moderate, Area Affected : 10%								
Location : Pneumatic Control System.								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Vacuum Condensate Pump And Piping, Various Areas								
Steam Traps Faulty, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Steam Piping/Pump	22%			2042	* *			
Terminal Devices								
Air Handler	75%	Now	$136,900	2027	$2,737,300	1	$75,500	
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Fan Room								
Air Handler	25%			2032	$912,400	1	$28,000	
Air Conditioning								
Energy Source								
District Chilled Water	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : W Wing Basement								
Explanation : Chilled Water Comes From W Wing								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	$31,400	2042	* *	4	$8,900	
Corroded, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	$3,763,200	1	$111,900	
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Throughout 1st And 2nd Floor								
Explanation : Lack Of Air Conditioning In This Wing According To Stationary Engineer								
Ventilation								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING D
Asset # : 2307

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	25%	Now	$42,600	LIFE	* *	2-5	$25,200	
Unbalanced System, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Roof								
Explanation : Air Intake And Louvers Are Under Repairing								
Ductwork/Diffusers	75%			LIFE	* *	2-5	$75,700	
Exhaust Fans								
Interior	70%			2032	$602,100	2	$3,900	
Roof	30%			2032	$112,900	2	$1,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks								
Electric	10%			2030	$2,500	4		
No Component	90%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Hot Water Comes From W Wing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Ground 1st To 5th Floor								
Explanation : 1 Unit								
Escalators								
Over 20' Rise	40%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Ground To 1st Floor								
Explanation : 1 Unit								
Under 20' Rise	60%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor To 1 Mezzanine, 1 Mezzanine To 2nd Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2042	* *	1-5	$94,600	
Sprinkler								
No Component	80%							
Generic	20%			2052	* *	1-2	$10,100	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING D
Asset # : 2307

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **METROPOLITAN MUSEUM OF ART WING E**		
Address	: **5TH AVE AND 82ND STREET**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0001.E00 / 150**	**Yr Built/Renovated**	: **1911 /**
Area Sq Ft	: **116,890**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **28-Jan-2021**	**Landmark Status**	: **INTERIOR, EXTERIOR, H-DISTRICT**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **1111** **Lot** : **1**	**BIN**	: **1083810**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$1,562,000	$1,524,400
Interior Architecture		$138,500
Electrical	$1,253,900	$911,600
Mechanical	$1,359,600	$2,891,200
Total	**$4,175,500**	**$5,465,600**
Importance Code A	$1,562,000	$1,524,400
Importance Code B	$2,613,500	$3,859,200
Importance Code C		$82,000
Total	**$4,175,500**	**$5,465,600**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$72,700	$800		
Interior Architecture	$4,100	$26,600	$13,600	
Electrical	$10,500	$13,600	$11,400	$37,800
Mechanical	$77,500	$23,100	$28,800	$43,100
Elevators/Escalators	$8,300	$8,300	$8,300	$8,300
Total	**$173,100**	**$72,400**	**$62,100**	**$89,200**
Importance Code A	$74,400	$5,000	$1,700	$1,700
Importance Code B	$98,700	$67,400	$51,100	$87,500
Importance Code C			$9,200	
Total	**$173,100**	**$72,400**	**$62,100**	**$89,200**

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 E
Asset # : 150

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	30%	Now	$132,000	LIFE	* *	5	$15,000	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Bulkheads, Courtyard								
Spalling, Extent : Light, Area Affected : 15%								
Location : West Facade								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Courtyard, South And East Facades Of Auditorium								
Masonry: Granite	10%			LIFE	* *	5	$3,700	
Masonry: Limestone	15%			LIFE	* *	5	$5,600	
Panel: Limestone	45%			LIFE	* *	5	$16,800	
Windows								
Aluminum	30%			2040	* *	5	$1,600	
Bronze/Brass	60%	Now	$413,000	2057	* *	5	$10,100	
Condensation Present, Extent : Light, Area Affected : 25%								
Location : Exhibition Spaces								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Exhibition Spaces								
Steel	10%	Now	$26,200	2057	* *	5	$3,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Courtyard								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Courtyard								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Courtyard								
Parapets								
Masonry: Brick	28%	0-2	$5,200	LIFE	* *	5	$1,900	
Spalling, Extent : Light, Area Affected : 15%								
Location : Auditorium Parapets								
Masonry: Limestone	70%			LIFE	* *	5	$6,000	
Masonry: Limestone	2%			LIFE	* *	5	$200	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING E
Asset # : 150

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	40%	Now	$41,300	2032	$826,400			
Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%								
Location : Above Egyptian Offices								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Pavers Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Above Auditiorium								
Metal Panel	25%			2030	$317,800	10	$37,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Original Monel Panels. Assembly Beyond Useful Life								
Sloped Glazing	35%	Now	$1,017,000	LIFE	* *	5	$380,200	
Condensation Present, Extent : Severe, Area Affected : 30%								
Location : Attic								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout Mullions And Structural Supports								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Attic								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Over Attic								
Explanation : This Component Is Corrugated Glass. Assembly Is Considered Beyond Useful Life								
Interior								
Floors								
Carpet	25%			2031	$829,200	3	$65,600	
Ceramic Tile	5%			2041	* *	5	$8,700	
Granite Panels	30%			LIFE	* *	5	$39,400	
Marble Panels	10%			LIFE	* *	5	$13,100	
Slate	5%			LIFE	* *	5	$9,300	
Terrazzo	10%			LIFE	* *	5	$13,700	
Vinyl Tile	14%			2037	* *	3	$9,200	
Wood	1%			2060	* *	5	$3,300	
Interior Walls								
Ceramic Tile	5%			2041	* *	5	$18,500	
Gypsum Board	20%			LIFE	* *	5	$44,300	
Plaster	74%			LIFE	* *	5	$82,000	
Wood	1%			LIFE	* *	5	$14,800	
Ceilings								
Glass: Susp Panels	15%			LIFE	* *			
Gypsum Board	20%			LIFE	* *	5	$42,600	
Masonry: Infill Arch	10%			LIFE	* *			
Plaster	53%			LIFE	* *	5	$56,400	
Wood	2%	Now	$4,100	LIFE	* *	5	$29,800	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Auditorium								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING E
Asset # : 150

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Pavers/Stone	100%			2041	* *			
On-Site Walkways								
Pavers/Stone	100%			2041	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	80%			2032	$83,700	1		
Conduit	20%			2042	* *	1		
Panelboards								
Molded Case Bkrs	60%			2031	$44,900	5	$1,800	
Molded Case Bkrs	40%			2040	* *	5	$1,200	
Wiring								
Braided Cloth	60%	2-4	$62,500	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Galleries								
Thermoplastic	40%			2042	* *	1		
Motor Controllers								
Variable Frequency Drive	100%			2045	* *			
Lighting								
Interior Lighting								
Fluorescent	35%			2032	$715,800	10	$37,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Offices, Galleries								
Explanation : T-8 Lamps								
Incandescent	65%			2027	$1,191,400	2	$1,700	
Egress Lighting								
Emergency, Service	50%			2032	$38,600	1		
Exit, Service	50%			2027	$27,000	1		
Exterior Lighting								
LED	10%			2032	$67,100			
No Component	90%							
Alarm								
Security System								
No Component	10%							
Generic	90%			2040	* *	1	$39,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Galleries, Hallways, Offices, Storage								
Explanation : CCTV Surveillance Cameras								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING E
Asset # : 150

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$72,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detector, Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement D Channel								
Explanation : Steam Provided By Con Edison								
Conversion Equipment								
Heat Exchanger, Plate & Frame	30%			2035	* *	1	$17,300	
Pres. Reducing Valve/LP Steam	70%			2035	* *	5	$4,900	
Distribution								
Hot Wtr Piping/Pump	30%	0-2	$4,100	2031	$82,200	4	$1,700	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Steam Piping/Pump	49%	Now	$24,600	2032	$491,600			
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
Insul. Deteriorating, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Steam Piping/Pump	21%			2032	$210,700			
Terminal Devices								
Air Handler	65%			2037	* *	1	$47,000	
Convector/Radiator	5%			2030	$51,200	1	$1,900	
Fan Coil Unit/Heat	3%	0-2	$55,900	2042	* *	1	$1,000	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : In The Ceiling Of Ground Floor Bathroom								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : In The Ceiling Of Ground Floor Bathroom								
Explanation : 2 Inefficient Units								
Fan Coil Unit/Heat	27%			2027	$838,700	1	$10,200	
Air Conditioning								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING E
Asset # : 150

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
District Chilled Water	95%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : W Wing Basement								
Explanation : Chilled Water Comes From W Wing								
Electricity	5%			2040	* *	1		
Conversion Equipment								
Split Unit	15%	0-2	$89,300	2032	$446,300			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 1st And 3rd Floors.								
Explanation : 2 Inefficient Units, They Are On Extended Life Time.								
No Component	85%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : W Wing								
Explanation : Chilled Water Comes From W Wing								
Distribution								
CW & CHW Wtr Pipe/Pump	95%	Now	$17,300	2042	* *	4	$5,500	
Corroded, Extent : Severe, Area Affected : 60%								
Location : Clogged Inside The Piping, Throughout								
Insul. Deteriorating, Extent : Severe, Area Affected : 10%								
Location : Throughout								
No Component	5%							
Terminal Devices								
Air Handler/Cool/Ht	80%	Now	$5,800	2037	* *	1	$52,000	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Coils Connections								
Fan Coil - 4 Pipe	20%			2027	$143,000	1	$7,600	
Heat Rejection								
Air Cooled Condenser Unit	5%			2027	$2,700	2	$4,100	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	60%	Now	$66,000	LIFE	* *	2-5	$39,100	
Insul. Deteriorating, Extent : Moderate, Area Affected : 15%								
Location : Various Areas								
Unbalanced System, Extent : Moderate, Area Affected : 10%								
Location : Staff Cafeteria								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$26,100	
Exhaust Fans								
Interior	50%			2037	* *	2	$1,800	
Interior	30%			2027	$166,700	2	$1,100	
Roof	20%	Now	$9,700	2042	* *	2	$600	
Obsolete Equipment, Extent : Severe, Area Affected : 30%								
Location : Kitchen Exhaust Fan								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING E
Asset # : 150

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	$1,609,200	1		
Water Heater With Tanks								
Electric	10%			2027	$2,500	4		
No Component	90%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Hot Water Comes From W Wing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2037	* *	4	$3,700	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2042	* *	1-5	$61,100	
Sprinkler								
No Component	30%							
Generic	70%			2052	* *	1-2	$22,900	
Chemical System								
No Component	99%							
Generic	1%			2027	$900	1-3	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set								

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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **METROPOLITAN MUSEUM OF ART WING F**		
Address	: **5TH AVE AND 82ND STREET**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0001.F00 / 2292**	**Yr Built/Renovated**	: **1910 / 2008**
Area Sq Ft	: **51,154**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **29-Jan-2021**	**Landmark Status**	: **INTERIOR, EXTERIOR, H-DISTRICT**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **1111** **Lot** : **1**	**BIN**	: **1083810**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$220,700	$432,800
Interior Architecture	$219,600	
Electrical		$609,300
Mechanical		$792,900
Total	**$440,400**	**$1,835,000**
Importance Code A	$220,700	$432,800
Importance Code B	$162,000	$1,402,200
Importance Code C	$57,600	
Total	**$440,400**	**$1,835,000**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$46,600			$18,800
Interior Architecture		$9,600	$6,000	$17,900
Electrical	$27,500	$12,500	$8,600	$11,600
Mechanical	$60,300	$9,100	$14,600	$28,200
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$138,300**	**$35,100**	**$33,200**	**$80,500**
Importance Code A	$47,800	$1,300	$1,300	$20,100
Importance Code B	$90,400	$33,800	$27,800	$60,400
Importance Code C			$4,100	
Total	**$138,300**	**$35,100**	**$33,200**	**$80,500**

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING F
Asset # : 2292

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	0-2	$97,500	LIFE	* *	5	$22,100	
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : East Facade								
Windows								
Aluminum	100%	Now	$123,200	2040	* *	5	$2,400	
Bent/Warped Elements, Extent : Moderate, Area Affected : 30%								
Location : Various Locations Throughout								
Condensation Present, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Clerstory Windows. Medieval Hall								
Weepholes Not Funct, Extent : Moderate, Area Affected : 100%								
Location : Drip Pan Overwhelmed. Throughout								
Parapets								
Masonry: Brick	75%			LIFE	* *	5	$600	
Masonry: Limestone	5%	Now	$2,400	LIFE	* *	5	$100	
Staining/Discoloring, Extent : Moderate, Area Affected : 40%								
Location : Cornices. North And East Facade								
Metal Rail	20%			2037	* *	5-10	$2,900	
Roof								
IRMA/Protected Membrane	30%	0-2	$8,700	2032	$432,800			
Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 15%								
Location : Area F1 Roof								
Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%								
Location : F1 Roof								
Metal Panel	40%	Now	$35,500	2037	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : North And South Ends								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : North And South Ends And Stair To Attic								
Modified Bitumen	30%			2037	* *	10	$17,100	
Interior								
Floors								
Carpet	25%			2031	$362,900	3	$28,700	
Ceramic Tile	5%			2041	* *	5	$3,800	
Marble Panels	45%	Now	$162,000	LIFE	* *	5	$25,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Room 371								
Wood	25%			2047	* *	5	$35,900	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING F
Asset # : 2292

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2041	* *	5	$8,200	
Gypsum Board	35%			LIFE	* *	5	$34,400	
Plaster	30%	Now	$32,000	LIFE	* *	5	$14,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Hall Of Armor Clerestory								
Plaster	30%	Now	$25,600	LIFE	* *	5	$14,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stair To Attic By Hall Of Armors								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stair To Attic By Hall Of Armors								
Ceilings								
Gypsum Board	20%			LIFE	* *	5	$17,900	
Plaster	50%			LIFE	* *	5	$22,400	
Plaster	30%			LIFE	* *	5	$13,400	

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2042	* *	5	$1,300	
Raceway								
Conduit	90%			2032	$60,600	1		
Conduit	10%			2052	* *	1		
Panelboards								
Molded Case Bkrs	80%			2031	$34,200	5	$1,100	
Molded Case Bkrs	20%			2048	* *	5	$300	
Wiring								
Rubber	30%	2-4	$19,400	2057	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Galleries								
Thermoplastic	70%			2042	* *	1		
Motor Controllers								
Variable Frequency Drive	100%			2045	* *			
Stand-by Power								
Transfer Switches								
Automatic	100%			2030	$9,200	1	$15,700	
Generators								
Diesel	100%			2028	$67,400	1	$19,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Emergency Generator Rated At 750 Kilovolt Amperes								
Batteries								
Lead/Acid	100%			2025	$2,600	5	$1,900	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING F
Asset # : 2292

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	100%			2040	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Incandescent	60%			2032	$481,300	2	$700	
LED	40%			2040	* *			
Egress Lighting								
Emergency, Service	50%			2032	$16,900	1		
Exit, Service	50%			2032	$11,800	1		
Exterior Lighting								
Incandescent	1%			2027	$2,900	2		
No Component	99%							
Alarm								
Security System								
No Component	20%							
Generic	80%			2040	* *	1	$15,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof, Hallways, Galleries, Storage								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$31,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement D Tunnel								
Explanation : Steam Provided By Con Edison								
Conversion Equipment								
Heat Exchanger, Plate & Frame	50%			2047	* *	1	$12,700	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Ground Floor Mechanical Equipment Room								
No Component	50%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Steam Comes From S Wing								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific 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
Heating								
Distribution								
Hot Wtr Piping/Pump	5%	0-2	$1,800	2031	$3,000	4	$100	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
Hot Wtr Piping/Pump	45%			2054	* *	4	$1,100	
Steam Piping/Pump	50%	0-2	$5,500	2042	* *			
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Terminal Devices								
Air Handler	90%			2040	* *	1	$28,500	
Convector/Radiator	10%			2030	$22,400	1	$1,700	
Air Conditioning								
Energy Source								
District Chilled Water	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : M Wing Basement								
Explanation : Chilled Water Comes From M Wing								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	$8,900	2032	$88,700	4	$2,500	
Corroded, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Terminal Devices								
Air Handler/Cool/Ht	100%			2040	* *	1	$31,600	
Ventilation								
Distribution								
Ductwork/Diffusers	30%	0-2	$14,400	LIFE	* *	2-5	$8,600	
Unbalanced System, Extent : Moderate, Area Affected : 10%								
Location : Various Areas								
Ductwork/Diffusers	70%			LIFE	* *	2-5	$20,000	
Exhaust Fans								
Interior	90%			2040	* *	2	$1,400	
Roof	10%			2032	$10,600	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	$704,200	1		
Water Heater With Tanks								
Electric	10%			2030	$2,500	4		
No Component	90%							
Sanitary Piping								
Cast Iron	100%	0-2	$13,800	LIFE	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Aged								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific 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
Plumbing								
Storm Drain Piping								
Cast Iron	100%	0-2	$3,900	LIFE	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Aged								
Sump Pump(s)								
Non-Submersible	100%			2027	$11,000	4	$1,100	
Sewage Ejector(s)								
Electric	100%			2032	$28,700	4	$3,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Ground Floor To 2nd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2042	* *	1-5	$26,700	
Sprinkler								
No Component	30%							
Generic	70%			2052	* *	1-2	$10,000	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **METROPOLITAN MUSEUM OF ART WING G**		
Address	: **5TH AVE AND 82ND STREET**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0001.G00 / 2319**	**Yr Built/Renovated**	: **1910 / 1999**
Area Sq Ft	: **133,232**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **28-Jan-2021**	**Landmark Status**	: **INTERIOR, EXTERIOR, H-DISTRICT**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,6,7,8,9,10**		
Block	: **1111** **Lot** : **1**	**BIN**	: **1083810**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$64,400	
Interior Architecture	$94,300	$10,836,000
Electrical	$1,510,900	$1,512,500
Mechanical	$212,400	$6,770,000
Total	**$1,882,000**	**$19,118,500**
Importance Code A	$64,400	$178,500
Importance Code B	$1,817,600	$8,167,600
Importance Code C		$10,772,400
Total	**$1,882,000**	**$19,118,500**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture		$77,100		$19,200
Interior Architecture	$14,000	$101,700		$29,300
Electrical	$47,000	$18,700	$16,200	$118,800
Mechanical	$87,800	$23,900	$33,100	$45,700
Elevators/Escalators	$39,500	$39,500	$39,500	$39,500
Total	**$188,400**	**$260,800**	**$88,800**	**$252,500**
Importance Code A	$22,300	$81,500	$1,500	$22,200
Importance Code B	$166,100	$179,300	$87,300	$230,200
Importance Code C				
Total	**$188,400**	**$260,800**	**$88,800**	**$252,500**

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 G
Asset # : 2319

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	* *	5	$10,400	
Stucco Cement	65%			2045	* *	5	$84,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Material Is Actually An Exterior Insulation And Finish System Assembly								
Window Wall	15%			2052	* *	5	$29,300	
Windows								
Aluminum	100%			2048	* *	5	$3,500	
Parapets								
Masonry: Brick	50%			LIFE	* *	5	$3,500	
Masonry: Limestone	5%			LIFE	* *	5	$400	
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Coping Stone Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 35%								
Location : Coping Stone Throughout								
Metal Rail	45%			2045	* *	5-10	$57,200	
Roof								
IRMA/Protected Membrane	90%	Now	$64,400	2037	* *			
Broken Paver Blocks, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Pavers Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : Seams Of Paver Blocks Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Roof G-1								
Modified Bitumen	10%			2037	* *	10	$4,500	
Interior								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING G
Asset # : 2319

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	40%			2031	$1,512,200	3	$119,600	
Wrinkling, Extent : Moderate, Area Affected : 10%								
Location : Second Floor								
Panel/Paver: Cer/Brk	10%			2040	* *	5	$44,900	
Marble Panels	10%			LIFE	* *	5	$15,000	
Terrazzo	5%			LIFE	* *	5	$7,800	
Vinyl Tile	15%			2037	* *	3	$11,200	
Vinyl Tile 9" X 9"	5%	Now	$94,300	2042	* *	3	$3,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Library Stacks								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Library Stacks, Study Carousel								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Library Stacks, Study Carousel								
Wood	15%			2047	* *	5	$56,100	
Interior Walls								
Fabric on Framing	20%			2033	$10,564,500	5	$32,500	
Gypsum Board	40%			LIFE	* *	5	$78,000	
Masonry: Limestone	5%			LIFE	* *			
Plaster	25%			LIFE	* *	5	$24,400	
Wood	10%			LIFE	* *	5	$129,900	
Ceilings								
AcousTileConcealSpLn	20%	0-2	$14,000	2037	* *	5	$25,400	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Library Stacks								
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%								
Location : Library Stacks								
AcousTileSusp.Lay-In	35%			2045	* *	5	$71,200	
Exposed Struc: Wood	5%			LIFE	* *			
Glass: Susp Panels	15%			LIFE	* *			
Gypsum Board	25%			LIFE	* *	5	$63,600	

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$62,400	3	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 3rd Floor Electrical Room								
Explanation : 600 Amperes, 4160 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific 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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Transformers								
Dry Type	100%			2030	$181,700	3	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 3rd Floor Electrical Room								
Explanation : 2500 Kilovolt Amperes, 4160 Volts Primary, 480/ 277 Volts Secondary								
Feeders								
Cable	100%			2031	$21,800	1		
Raceway								
Conduit	100%			2032	$59,100	1		
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2032	$116,200	5	$3,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 3rd Floor Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 4000 Amperes.								
Transformers								
Dry Type	100%			2030	$356,200	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 30 Kilovolt Amperes, 480 Volts Primary, 208/120 Volts Secondary								
Switchgear / Switchboard								
Molded Case Bkrs	50%			2032	$58,100	5	$1,800	
Molded Case Bkrs	50%			2042	* *	5	$1,800	
Raceway								
Conduit	60%			2042	* *	1		
Conduit	40%			2032	$41,800	1		
Panelboards								
Molded Case Bkrs	30%			2031	$22,500	5	$1,100	
Molded Case Bkrs	70%			2048	* *	5	$2,500	
Wiring								
Braided Cloth	30%	2-4	$31,200	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Library And Basement								
Thermoplastic	70%			2042	* *	1		
Motor Controllers								
Locally Mounted	30%			2030	$148,500	5	$300	
Variable Frequency Drive	70%			2049	* *			
Stand-by Power								
Transfer Switches								
Automatic	100%			2030	$11,600	1	$41,000	
Lighting								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific 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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	20%			2032	$466,200	10	$24,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Offices								
Explanation : T-8 Lamps								
Fluorescent	20%			2027	$466,200	10	$24,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Galleries, Hallways								
Explanation : Compact Fluorescent Lights								
Incandescent	50%			2027	$1,044,600	2	$1,500	
LED	10%			2040	* *			
Egress Lighting								
Emergency, Service	50%			2027	$44,000	1		
Exit, Service	50%			2027	$30,800	1		
Alarm								
Security System								
No Component	20%							
Generic	80%			2040	* *	1	$39,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Galleries, Offices, Storage								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$82,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement D Channel								
Explanation : Steam Provided By Con Edison								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING G
Asset # : 2319

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	10%	0-2	$21,600	2047	* *	1	$5,900	
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit, On Extended Life Time								
Heat Exchanger, Plate & Frame	10%			2035	* *	1	$6,600	
Pres. Reducing Valve/LP Steam	80%			2035	* *	5	$6,300	
Distribution								
Hot Wtr Piping/Pump	50%	Now	$7,800	2031	$156,100	4	$3,300	
Corroded, Extent : Severe, Area Affected : 80%								
Location : And Clogged Inside The Pipe, 4th Floor Office Area And Various								
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : Various Locations								
Malfunctioning, Extent : Severe, Area Affected : 5%								
Location : Temperature Control System								
Steam Piping/Pump	50%	0-2	$28,600	2032	$571,800			
Corroded, Extent : Severe, Area Affected : 15%								
Location : And Clogged Inside The Pipe. Various								
Steam Traps Faulty, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Terminal Devices								
Air Handler	80%			2032	$2,149,900	1	$65,900	
Fan Coil Unit/Heat	20%	0-2	$212,400	2042	* *	1	$7,700	
On Extended Life, Extent : Moderate, Area Affected : 80%								
Location : Various Locations								
Other Observation, Extent : Moderate, Area Affected : 80%								
Location : Various Locations								
Explanation : Inefficient Units								
Air Conditioning								
Energy Source								
District Chilled Water	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : W Wing Basement								
Explanation : Chilled Water Comes From W Wing								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	$4,600	2032	$230,900	4	$6,600	
Insul. Deteriorating, Extent : Moderate, Area Affected : 5%								
Location : Various Areas								
Terminal Devices								
Air Handler/Cool/Ht	100%			2032	$2,771,000	1	$82,400	
Ventilation								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING G
Asset # : 2319

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$74,300	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Roof								
Explanation : Air Intake And Louvers Are Under Repairing								
Exhaust Fans								
Interior	90%			2032	$570,000	2	$3,700	
Roof	10%			2032	$27,700	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks								
Electric	20%			2027	$5,100	4		
No Component	80%							
HW Heat Exchanger								
HTHW/HW	80%			2032	$320,200			
No Component	20%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2032	$28,600	4	$4,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2 Units From Ground Floor To 5th Floor. 1 Unit From Basement To 2nd Floor.								
Explanation : 3 Units								
Fire Suppression								
Standpipe								
Generic	100%			2042	* *	1-5	$69,700	
Sprinkler								
No Component	50%							
Generic	50%			2052	* *	1-2	$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.*

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **METROPOLITAN MUSEUM OF ART WING H**		
Address	: **5TH AVE AND 82ND STREET**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0001.H00 / 2293**	**Yr Built/Renovated**	: **1913 /**
Area Sq Ft	: **115,585**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **28-Jan-2021**	**Landmark Status**	: **INTERIOR, EXTERIOR, H-DISTRICT**
Areas Surveyed	: **Basement, Roof, Floors 1,2,MEZ,ATT**		
Block	: **1111** **Lot** : **1**	**BIN**	: **1083810**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$33,140,800	$933,300
Interior Architecture	$73,400	$161,900
Electrical	$1,021,900	$593,100
Mechanical	$369,400	$2,251,300
Total	**$34,605,500**	**$3,939,700**
Importance Code A	$33,140,800	$933,300
Importance Code B	$1,391,300	$2,920,100
Importance Code C	$73,400	$86,200
Total	**$34,605,500**	**$3,939,700**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$6,100	$8,800		$20,500
Interior Architecture	$6,500	$15,100	$13,300	$46,000
Electrical	$60,700	$25,100	$18,600	$57,200
Mechanical	$51,300	$19,800	$33,900	$39,600
Elevators/Escalators	$14,800	$14,800	$14,800	$14,800
Total	**$139,400**	**$83,600**	**$80,600**	**$178,000**
Importance Code A	$8,900	$11,600	$4,600	$23,300
Importance Code B	$130,500	$72,000	$67,100	$154,700
Importance Code C			$9,000	
Total	**$139,400**	**$83,600**	**$80,600**	**$178,000**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING H
Asset # : 2293

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	* *	5	$19,900	
Masonry: Granite	5%			LIFE	* *	5	$3,700	
Masonry: Limestone	44%			LIFE	* *	5	$32,900	
Masonry: Limestone	26%	4+	$65,600	LIFE	* *	5	$19,400	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Banding Course								
Metal, Corrugated	5%			2042	* *	1		
Windows								
Aluminum	25%			2048	* *	5	$2,500	
Bronze/Brass	75%	Now	$189,000	2040	* *	5	$23,200	
Condensation Present, Extent : Light, Area Affected : 25%								
Location : Exhibit Spaces								
Parapets								
Masonry: Brick	20%			LIFE	* *	5	$500	
Masonry: Limestone	35%			LIFE	* *	5	$1,000	
Masonry: Limestone	10%	Now	$6,100	LIFE	* *	5	$300	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Metal Rail	35%			2045	* *	5-10	$14,400	
Roof								
Metal, Corrugated	2%			2037	* *	1		
Modified Bitumen	20%			2037	* *	10	$20,500	
Skylight, Metal/Glass	18%			2052	* *	10	$61,500	
Sloped Glazing	60%	Now	$32,886,200	LIFE	* *	5	$819,600	
Condensation Present, Extent : Moderate, Area Affected : 50%								
Location : Astor Court And Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 35%								
Location : Mullions And Supports Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Attic Space								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Attic Space, Astor Court								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : This Component Is Corrugated Glazing. Assembly Beyond Useful Remaining Life								
Interior								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING H
Asset # : 2293

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	15%			2031	$492,000	3	$38,900	
Recent Installation, Extent : Light, Area Affected : 5%								
Location : Islamic Wing								
Ceramic Tile	5%			2041	* *	5	$8,700	
Mosaic Tile	3%			2049	* *	5	$13,000	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Islamic Wing								
Granite Panels	22%			LIFE	* *	5	$28,500	
Marble Panels	10%			LIFE	* *	5	$13,000	
Slate	10%			LIFE	* *	5	$18,400	
Terrazzo	10%			LIFE	* *	5	$13,500	
Vinyl Tile	10%			2037	* *	3	$6,500	
Wood	15%			2047	* *	5	$48,700	
Interior Walls								
Ceramic Tile	5%			2041	* *	5	$18,000	
Gypsum Board	40%			LIFE	* *	5	$86,200	
Masonry: Brick	5%	2-4	$73,400	LIFE	* *			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Attic								
Marble Panels	7%			LIFE	* *			
Recent Replace Evident, Extent : Light, Area Affected : 25%								
Location : Islamic Wing								
Plaster	23%			LIFE	* *	5	$24,800	
Recent Replace Evident, Extent : Light, Area Affected : 5%								
Location : Islamic Wing								
Plaster	17%			LIFE	* *	5	$18,300	
Wood	3%			LIFE	* *	5	$43,100	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Islamic Wing								
Ceilings								
AcousTileSusp.Lay-In	25%			2037	* *	5	$43,300	
Exposed Struc: Wood	2%			LIFE	* *			
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Islamic Wing								
Glass: Susp Panels	10%			LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Attic Space								
Gypsum Board	15%			LIFE	* *	5	$32,400	
Plaster	23%			LIFE	* *	5	$24,900	
Plaster	17%			LIFE	* *	5	$18,400	
Plaster	3%			LIFE	* *	5	$3,200	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Islamic Wing								
Wood	5%			LIFE	* *	5	$75,700	
Site Enclosure								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING H
Asset # : 2293

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Concrete Masonry Unit	100%			2042	* *			
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%			2041	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2045	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2049	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 3rd Floor Mechanical Room								
Explanation : 112.5 Kilovolt Amperes, 480 Volts Primary, 277/ 208 Volts Secondary								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2058	* *	5	$3,000	
Raceway								
Conduit	45%			2058	* *	1		
Conduit	55%			2032	$57,500	1		
Panelboards								
Molded Case Bkrs	60%			2054	* *	5	$1,800	
Molded Case Bkrs	40%			2031	$30,000	5	$1,200	
Wiring								
Braided Cloth	40%	2-4	$41,700	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Galleries								
Thermoplastic	60%			2058	* *	1		
Motor Controllers								
Variable Frequency Drive	100%			2049	* *			
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	* *	1	$35,600	
Generators								
Diesel	100%			2035	* *	1	$44,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Emergency Generator Rated At 750 Kilovolt Amperes.								
Batteries								
Lead/Acid	100%			2025	$2,600	5	$4,300	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING H
Asset # : 2293

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	100%			2040	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	20%			2032	$404,500	10	$21,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Galleries								
Explanation : T-8 Lamps								
Fluorescent	5%			2032	$101,100	10	$5,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Storage								
Explanation : T-5 Lamps								
Incandescent	50%			2027	$906,300	2	$1,300	
LED	25%			2040	* *			
Egress Lighting								
Emergency, Service	30%			2027	$22,900	1		
Emergency, Service	20%			2040	* *	1		
Exit, Service	30%			2027	$16,000	1		
Exit, Service	20%			2040	* *	1		
Exterior Lighting								
HID	20%			2027	$115,600	10	$100	
No Component	80%							
Alarm								
Security System								
No Component	20%							
Generic	80%			2040	* *	1	$34,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Galleries, Hallways, Office, Storage								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$71,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING H
Asset # : 2293

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement D Channel								
Explanation : Steam Provided By Con Edison								
Conversion Equipment								
Heat Exchanger, Plate & Frame	50%			2041	* *	1	$28,600	
Pres. Reducing Valve/LP Steam	50%			2041	* *	5	$3,400	
Distribution								
Hot Wtr Piping/Pump	40%			2054	* *	4	$2,300	
Steam Piping/Pump	60%	Now	$119,100	2032	$595,300			
Corroded, Extent : Severe, Area Affected : 50%								
Location : Various Locations								
Leak Evident, Extent : Severe, Area Affected : 20%								
Location : Condensate Line From W Wing To E And H Wings								
Terminal Devices								
Air Handler	90%			2040	* *	1	$64,300	
Convector/Radiator	10%	0-2	$20,300	2037	* *	1	$3,400	
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Various Locations								
Explanation : Obsolete Units								
Air Conditioning								
Energy Source								
District Chilled Water	90%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : W Wing Basement								
Explanation : Chilled Water Comes From W Wing								
Electricity	10%			2040	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	10%			2026	$195,900	2	$700	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Various								
No Component	90%							
Distribution								
CW & CHW Wtr Pipe/Pump	90%	0-2	$3,600	2042	* *	4	$5,100	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	90%			2040	* *	1	$64,300	
No Component	10%							
Ventilation								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING H
Asset # : 2293

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	50%	0-2	$54,400	LIFE	* *	2-5	$32,200	
Unbalanced System, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$32,200	
Exhaust Fans								
Interior	100%			2040	* *	2	$3,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	$1,591,200	1		
Water Heater With Tanks								
Electric	10%			2027	$2,500	4		
No Component	90%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Hot Water Comes From W Wing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	$3,700	
Sewage Ejector(s)								
Electric	100%			2032	$64,900	4	$6,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	40%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 40%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit								
Hydraulic	60%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 60%								
Location : 1st Floor To 2nd Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2042	* *	1-5	$60,400	
Sprinkler								
No Component	30%							
Generic	70%			2052	* *	1-2	$22,700	

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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **METROPOLITAN MUSEUM OF ART WING J**		
Address	: **5TH AVE AND 82ND STREET**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0001.J00 / 2298**	**Yr Built/Renovated**	: **1917 /**
Area Sq Ft	: **74,940**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **28-Jan-2021**	**Landmark Status**	: **INTERIOR, EXTERIOR, H-DISTRICT**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **1111** **Lot** : **1**	**BIN**	: **1083810**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$223,700	$1,494,100
Interior Architecture		$70,800
Electrical	$587,600	$759,000
Mechanical	$199,200	$1,379,300
Total	**$1,010,400**	**$3,703,100**
Importance Code A	$223,700	$1,494,100
Importance Code B	$786,700	$2,138,200
Importance Code C		$70,800
Total	**$1,010,400**	**$3,703,100**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$7,200			
Interior Architecture	$110,100	$700		$45,600
Electrical	$15,500	$10,600	$9,000	$27,600
Mechanical	$53,400	$11,500	$17,700	$25,200
Total	**$186,100**	**$22,800**	**$26,800**	**$98,400**
Importance Code A	$7,200			
Importance Code B	$179,000	$22,800	$26,800	$98,400
Importance Code C				
Total	**$186,100**	**$22,800**	**$26,800**	**$98,400**

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING J
Asset # : 2298

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	* *	5	$10,000	
Masonry: Granite	10%			LIFE	* *	5	$3,800	
Masonry: Limestone	20%			LIFE	* *	5	$7,500	
Panel: Limestone	50%			LIFE	* *	5	$18,800	
Windows								
Aluminum	25%	Now	$7,200	2048	* *	5	$700	
Condensation Present, Extent : Light, Area Affected : 10%								
Location : Offices, Staff Cafeteria								
Bronze/Brass	75%	Now	$107,000	2040	* *	5	$13,100	
Condensation Present, Extent : Light, Area Affected : 25%								
Location : Exhibit Space								
Parapets								
Masonry: Brick	20%			LIFE	* *	5	$400	
Masonry: Limestone	75%			LIFE	* *	5	$1,900	
Masonry: Limestone	5%			LIFE	* *	5	$100	
Roof								
IRMA/Protected Membrane	60%	Now	$116,700	2032	$1,166,900			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Flat Roof								
Insul Miss/Displaced, Extent : Moderate, Area Affected : 15%								
Location : At Roof Drains								
Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
Location : Flat Roof								
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : Joint Lines								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Along 5th Avenue Parapet								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Sloped Glazing	40%			LIFE	* *	5	$327,200	
Interior								
Floors								
Carpet	25%	Now	$106,300	2028	$531,600	3	$42,100	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Middle East Exhibit								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Middle East Exhibit								
Marble Panels	25%			LIFE	* *	5	$21,000	
Terrazzo	15%			LIFE	* *	5	$13,100	
Vinyl Tile	5%			2037	* *	3	$2,100	
Wood	30%			2047	* *	5	$63,100	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING J
Asset # : 2298

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Glass: Special Gauge	2%			LIFE	* *	1		
Gypsum Board	48%			LIFE	* *	5	$70,800	
Masonry: Limestone	25%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	20%			LIFE	* *	5	$14,700	
Ceilings								
AcousTileSusp.Lay-In	10%	4+	$3,800	2045	* *	5	$5,300	
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Offices And Conference Rooms								
Glass: Susp Panels	10%			LIFE	* *			
Gypsum Board	25%			LIFE	* *	5	$33,200	
Plaster	25%			LIFE	* *	5	$16,600	
Plaster	30%			LIFE	* *	5	$19,900	
Site Pavements								
Public Sidewalk								
Pavers/Stone	100%			2041	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2037	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 300 Kilovolt Amperes, 480 Volts Primary, 208/120 Volts Secondary								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	$69,700	5	$2,000	
Raceway								
Conduit	50%			2032	$33,700	1		
Conduit	50%			2052	* *	1		
Panelboards								
Molded Case Bkrs	100%			2048	* *	5	$2,000	
Wiring								
Braided Cloth	10%	2-4	$6,500	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Offices								
Thermoplastic	90%			2052	* *	1		
Motor Controllers								
Variable Frequency Drive	100%			2049	* *			
Stand-by Power								
Transfer Switches								
Automatic	100%			2030	$9,200	1	$23,100	
Lighting								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING J
Asset # : 2298

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	50%			2032	$655,600	10	$34,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Offices Hallways, Mechanical Room								
Explanation : T-8 Lamps								
Incandescent	50%			2027	$587,600	2	$800	
Egress Lighting								
Emergency, Service	50%			2032	$24,700	1		
Exit, Service	50%			2027	$17,300	1		
Exterior Lighting								
LED	10%			2032	$43,000			
No Component	90%							
Alarm								
Security System								
No Component	10%							
Generic	90%			2040	* *	1	$25,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Galleries, Offices, Hallways								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$46,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Dectors, Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement D Channel								
Explanation : Steam Provided By Con Edison								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2028	$48,400	5	$4,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Shares The Pressure Reducing Valve With K Wing								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING J
Asset # : 2298

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	5%	0-2	$9,600	2042	* *			
Corroded, Extent : Moderate, Area Affected : 80%								
Location : Various Locations								
Obsolete Equipment, Extent : Moderate, Area Affected : 50%								
Location : Bathrooms Zoom Control Valves.								
Steam Piping/Pump	95%			2042	* *			
Terminal Devices								
Air Handler	50%	0-2	$15,100	2032	$755,800	1	$20,900	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Condensate Leaking In Basement Mechanical Equipment Room.								
Air Handler	40%			2040	* *	1	$18,500	
Fan Coil Unit/Heat	10%			2027	$199,200	1	$2,400	
Air Conditioning								
Energy Source								
District Chilled Water	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : K Wing Basement								
Explanation : Chilled Water Comes From K Wing								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	$6,500	2042	* *	4	$3,700	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Various								
Terminal Devices								
Air Handler/Cool/Ht	40%			2032	$623,500	1	$18,500	
Air Handler/Cool/Ht	60%			2040	* *	1	$27,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$41,800	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Air Intake And Louvers Are Under Repairing.								
Exhaust Fans								
Interior	80%			2037	* *	2	$1,800	
Roof	20%			2032	$31,200	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	50%	0-2	$10,300	2042	* *	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Brass/Copper	50%			2042	* *	1		

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING J
Asset # : 2298

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater With Tanks								
Electric	10%			2027	$2,500	4		
No Component	90%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Hot Water Comes From W Wing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2032	$16,100	4	$2,400	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2042	* *	1-5	$39,200	
Sprinkler								
No Component	50%							
Generic	50%			2052	* *	1-2	$10,500	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **METROPOLITAN MUSEUM OF ART WING K**		
Address	: **5TH AVE AND 82ND STREET**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0001.K00 / 2299**	**Yr Built/Renovated**	: **1926 / 2009**
Area Sq Ft	: **180,417**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **27-Jan-2021**	**Landmark Status**	: **INTERIOR, EXTERIOR, H-DISTRICT**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,6**		
Block	: **1111** **Lot** : **1**	**BIN**	: **1083810**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$1,523,000	$2,612,600
Interior Architecture	$50,600	$499,400
Electrical		$2,072,700
Mechanical	$58,700	$3,169,800
Total	**$1,632,400**	**$8,354,500**
Importance Code A	$1,523,000	$2,717,300
Importance Code B	$109,400	$5,385,600
Importance Code C		$251,600
Total	**$1,632,400**	**$8,354,500**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$51,400			$4,100
Interior Architecture		$20,300		$33,800
Electrical	$22,400	$27,800	$22,200	$24,700
Mechanical	$95,900	$55,000	$115,400	$76,600
Elevators/Escalators	$13,800	$13,800	$13,800	$13,800
Total	**$183,400**	**$116,900**	**$151,400**	**$153,000**
Importance Code A	$52,500	$900	$900	$5,500
Importance Code B	$131,000	$116,000	$150,500	$147,400
Total	**$183,400**	**$116,900**	**$151,400**	**$153,000**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING K
Asset # : 2299

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Granite	10%	2-4	$17,700	LIFE	* *	5	$7,800	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
Location : Along 5th Avenue								
Masonry: Limestone	90%	4+	$238,400	LIFE	* *	5	$70,600	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Above Granite Along 5th Avenue								
Windows								
Aluminum	25%			2048	* *	5	$2,300	
Bronze/Brass	75%	Now	$260,000	2040	* *	5	$21,300	
Condensation Present, Extent : Moderate, Area Affected : 20%								
Location : East Facade								
Parapets								
Masonry: Limestone	35%			LIFE	* *	5	$6,100	
Metal Panel	15%			2042	* *	5	$8,100	
Metal Rail	50%			2037	* *	5-10	$126,100	
Roof								
IRMA/Protected Membrane	50%	Now	$33,700	2032	$1,685,300			
Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
Location : Flat Roof								
Split/Cracked, Extent : Moderate, Area Affected : 20%								
Location : Various Locations Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 15%								
Location : Joint Lines								
Metal Panel	20%			2030	$431,400	10	$39,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Original Monel Panels, Material Beyond Its Useful Life								
Sloped Glazing	20%	Now	$758,500	LIFE	* *	5	$283,500	
Condensation Present, Extent : Moderate, Area Affected : 60%								
Location : Attic Space								
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : Mullions And Structural Supports								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Attic Space								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Corrugated Glass. Material Component Beyond Useful Life								
Sloped Glazing	10%	Now	$189,600	LIFE	* *	5	$141,800	
Condensation Present, Extent : Moderate, Area Affected : 15%								
Location : Barrel Glass Vault Above Greek And Roman Wing								
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
METROPOLITAN MUSEUM OF ART WING K
Asset # : 2299

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	15%			2031	$767,900	3	$60,800	
Mosaic Tile	10%			2037	* *	5	$67,500	
Granite Panels	25%			LIFE	* *	5	$50,600	
Marble Panels	30%			LIFE	* *	5	$60,800	
Wood	20%			2047	* *	5	$101,300	
Interior Walls								
Gypsum Board	100%			LIFE	* *	5	$251,600	
Ceilings								
Glass: Susp Panels	50%			LIFE	* *			
Plaster	50%			LIFE	* *	5	$85,800	
Site Enclosure								
Free Standing Walls								
Masonry: Fieldstone	100%			2042	* *			
Site Pavements								
Public Sidewalk								
Pavers/Stone	100%			2041	* *			
Parking/Driveway								
Asphalt	100%			2041	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2042	* *	3	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 600 Amperes, 4160 Volts								
Transformers								
Dry Type	100%			2037	* *	3	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2500 Kilovolt Amperes, 4160 Volts Primary, 480 Volts Secondary								
Feeders								
Cable	100%			2040	* *	1		
Raceway								
Conduit	100%			2042	* *	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2042	* *	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Main Service Disconnect Switch Rated At 4000 Amperes.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2042	* *	5	$4,800	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING K
Asset # : 2299

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2042	* *	1		
Panelboards								
Molded Case Bkrs	100%			2040	* *	5	$4,800	
Wiring								
Thermoplastic	100%			2042	* *	1		
Motor Controllers								
Locally Mounted	10%			2037	* *	5	$100	
Variable Frequency Drive	90%			2049	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	* *	1	$55,500	
Lighting								
Interior Lighting								
Fluorescent	10%			2032	$315,700	10	$16,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Galleries								
Explanation : T-8 Lamps								
Incandescent	60%			2032	$1,697,500	2	$2,400	
LED	30%			2040	* *			
Egress Lighting								
Emergency, Service	50%			2032	$59,600	1		
Exit, Service	50%			2032	$41,700	1		
Exterior Lighting								
HID	5%			2032	$45,100	10		
LED	5%			2040	* *			
No Component	90%							
Alarm								
Security System								
No Component	10%							
Generic	90%			2040	* *	1	$60,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Galleries, Storage And Office								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$111,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING K
Asset # : 2299

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement D Channel								
Explanation : Steam Provided By Con Edison								
Conversion Equipment								
Heat Exchanger, Plate & Frame	10%			2035	* *	1	$8,900	
Pres. Reducing Valve/LP Steam	90%			2028	$104,800	5	$9,600	
Distribution								
Hot Wtr Piping/Pump	10%			2040	* *	4	$1,300	
Central Plant Steam Piping/Pmp	54%	0-2	$58,700	2042	* *	4	$4,800	
Steam Traps Faulty, Extent : Moderate, Area Affected : 20%								
Location : Various Areas								
Central Plant Steam Piping/Pmp	36%			2042	* *	4	$3,200	
Terminal Devices								
Air Handler	85%			2037	* *	1	$94,800	
Convector/Radiator	5%			2037	* *	1	$2,900	
Fan Coil Unit/Heat	10%			2032	$479,500	1	$5,800	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2041	* *	1	$195,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Air Conditioning Room								
Explanation : 1 Unit. R-123 Refrigerant								
Distribution								
CW & CHW Wtr Pipe/Pump	10%	0-2	$1,600	2042	* *	4	$900	
Leak Evident, Extent : Moderate, Area Affected : 50%								
Location : Valves, Basement Mechanical Equipment Room.								
CW & CHW Wtr Pipe/Pump	90%			2042	* *	4	$8,000	
Terminal Devices								
Air Handler/Cool/Ht	90%			2037	* *	1	$100,400	
Fan Coil - 4 Pipe	10%			2032	$735,600	1	$5,800	
Heat Rejection								
Water Cooling Tower	100%			2030	$976,800	2	$181,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : R Wing Roof								
Explanation : Cooling Towers Are Located On Roof Of R Wing								
Ventilation								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING K
Asset # : 2299

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$100,600	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Air Intake And Louvers Are Under Repairing.								
Exhaust Fans								
Interior	90%			2032	$771,900	2	$5,000	
Roof	10%			2032	$37,500	2	$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks								
Electric	10%			2027	$2,500	4		
No Component	90%							
HW Heat Exchanger								
Steam Fired	100%			2042	* *	4	$17,800	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2025	$6,000	4	$5,700	
Sewage Ejector(s)								
Electric	100%			2032	$101,300	4	$10,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2 Units From Ground To 4th Floor. 1 Unit Ground To 3rd Floor. 1 Unit Basement To 2nd Floor.								
Explanation : 4 Units								
Fire Suppression								
Standpipe								
Generic	100%			2042	* *	1-5	$94,300	
Sprinkler								
No Component	30%							
Generic	70%			2052	* *	1-2	$35,400	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **METROPOLITAN MUSEUM OF ART WING M AND COURT A-M**
Address : **5TH AVE AND 82ND STREET**
Borough : **MANHATTAN**
Agency's Number : **N/A**
Program / Asset # : **DCA0001.M00 / 2294**
Yr Built/Renovated : **1924 / 2010**
Area Sq Ft : **201,373**
Project Type : **CULTURAL AFFAIRS**
Date of Survey : **27-Jan-2021**
Landmark Status : **INTERIOR, EXTERIOR, H-DISTRICT**
Areas Surveyed : **Roof, Floors 1,2,3,4,5,6**
Block : **1111** **Lot** : **1** **BIN** : **1083810**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$15,158,100	$612,000
Interior Architecture	$395,300	$463,400
Electrical	$2,727,700	$1,083,700
Mechanical	$1,398,700	$9,124,800
Total	**$19,679,800**	**$11,283,800**
Importance Code A	$15,158,100	$612,000
Importance Code B	$4,338,800	$10,433,500
Importance Code C	$182,900	$238,300
Total	**$19,679,800**	**$11,283,800**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$21,400			$10,900
Interior Architecture		$78,000		
Electrical	$39,000	$29,100	$25,700	$28,600
Mechanical	$109,900	$50,300	$103,800	$80,400
Elevators/Escalators	$13,800	$13,800	$13,800	$13,800
Total	**$184,100**	**$171,300**	**$143,300**	**$133,700**
Importance Code A	$21,400			$11,400
Importance Code B	$162,700	$171,300	$143,300	$122,300
Importance Code C				
Total	**$184,100**	**$171,300**	**$143,300**	**$133,700**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING M AND COURT A-M
Asset # : 2294

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$5,700	
Granite Panels	5%			LIFE	* *	5	$3,400	
Panel: Limestone	20%	Now	$87,400	LIFE	* *	5	$13,600	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : North Facade								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : North Facade								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : North Facade								
Explanation : Vegetation Growth								
Panel: Limestone	25%			LIFE	* *	5	$17,000	
Window Wall	40%			2052	* *	5	$135,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : West Facade								
Explanation : Construction Fence Erected Due To Skylight Construction								
Windows								
Aluminum	100%	Now	$21,400	2048	* *	5	$1,000	
Condensation Present, Extent : Moderate, Area Affected : 10%								
Location : Offices								
Parapets								
Concrete Masonry Unit	50%			LIFE	* *	5	$10,100	
Metal Panel	5%			2052	* *	5	$3,400	
Metal Rail	45%			2045	* *	5-10	$144,700	
Roof								
Modified Bitumen	30%			2037	* *	10	$54,800	
Single Ply Membrane	5%			2037	* *	10	$9,100	
Skylight, Metal/Glass	45%	Now	$14,860,100	2062	* *			
Glazing Broken/Cracked, Extent : Severe, Area Affected : 15%								
Location : Manufacturers Defect. Nickel Sulfite Explosion								
Glazing Clouded, Extent : Moderate, Area Affected : 45%								
Location : Throughout A And M Wing								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout A And M Wing								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Mezzanine Exhibit Space								
Sloped Glazing	20%			LIFE	* *	5	$487,300	
Condensation Present, Extent : Moderate, Area Affected : 10%								
Location : Exhibit Space								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific 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
Interior								
Floors								
Carpet	15%			2031	$857,100	3	$67,800	
Panel/Paver: Cer/Brk	10%			2048	* *	5	$67,800	
Granite Panels	20%			LIFE	* *	5	$45,200	
Marble Panels	24%			LIFE	* *	5	$54,300	
Marble Panels	11%	Now	$155,900	LIFE	* *	5	$24,900	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Mezzanine Stairs								
Wood	20%			2060	* *	5	$113,000	
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	$10,100	
Gypsum Board	45%			LIFE	* *	5	$136,900	
Masonry: Limestone	10%	0-2	$182,900	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : West Wall. Inner Courtyard								
Masonry: Limestone	20%			LIFE	* *			
Plaster	15%			LIFE	* *	5	$22,800	
Wood	5%			LIFE	* *	5	$101,400	
Ceilings								
AcousTileConcealSpLn	15%			2045	* *	5	$53,700	
AcousTileSusp.Lay-In	20%			2045	* *	5	$57,200	
Exposed Struc: Wood	5%			LIFE	* *			
Glass: Susp Panels	35%			LIFE	* *			
Gypsum Board	25%			LIFE	* *	5	$89,400	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2067	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Transformers								
Dry Type	100%			2045	* *	3	$1,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1500 Kilovolt Amperes, 4160 Volts Primary, 480 Volts Secondary								
Switchgear / Switchboard								
Fused Disc Sw	100%			2032	$62,400	3	$1,300	
Feeders								
Cable	100%			2031	$21,800	1		
Raceway								
Conduit	100%			2032	$59,100	1		
Under 600 Volts								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING M AND COURT A-M
Asset # : 2294

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2052	* *	5	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2000 Amperes.								
Transformers								
Dry Type	100%			2030	$712,300	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 750 Kilovolt Amperes, 480 Volts Primary, 208/120 Volts Secondary								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2052	* *	5	$5,300	
Raceway								
Conduit	75%			2032	$106,400	1		
Conduit	25%			2052	* *	1		
Panelboards								
Molded Case Bkrs	60%			2048	* *	5	$3,200	
Molded Case Bkrs	40%			2031	$77,000	5	$2,100	
Wiring								
Rubber	10%	2-4	$14,400	2057	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Galleries								
Thermoplastic	90%			2052	* *	1		
Motor Controllers								
Locally Mounted	5%			2045	* *	5	$100	
Variable Frequency Drive	95%			2045	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2030	$11,600	1	$62,000	
Lighting								
Interior Lighting								
Incandescent	80%			2027	$2,526,200	2	$3,600	
LED	20%			2040	* *			
Egress Lighting								
Emergency, Service	50%			2032	$66,500	1		
Exit, Service	50%			2032	$46,500	1		
Exterior Lighting								
HID	20%			2027	$201,400	10	$100	
No Component	80%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific 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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
No Component	10%							
Generic	90%			2040	* *	1	$67,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Galleries, Storage, Offices								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$124,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors, Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement D Tunnel								
Explanation : Steam Provided By Con Edison								
Distribution								
Hot Wtr Piping/Pump	40%	0-2	$9,400	2031	$188,800	4	$4,000	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Various								
Steam Piping/Pump	60%	0-2	$20,700	2032	$1,037,100			
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Terminal Devices								
Air Handler	70%			2037	* *	1	$87,200	
Air Handler	20%			2027	$812,400	1	$24,900	
Fan Coil Unit/Heat	10%			2040	* *	1	$6,500	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2028	$3,960,900	1	$196,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Chiller Room								
Explanation : 2 Units. Refrigerant R-123								
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	90%			2032	$282,700	4	$13,400	
No Component	10%							

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
METROPOLITAN MUSEUM OF ART WING M AND COURT A-M
Asset # : 2294

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	75%			2037	* *	1	$93,400	
Air Handler/Cool/Ht	15%			2027	$565,400	1	$18,700	
No Component	10%							
Heat Rejection								
Water Cooling Tower	90%	0-2	$17,700	2030	$883,100	2	$145,900	
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units.								
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$112,300	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Air Intake And Louvers Are Under Repairing.								
Exhaust Fans								
Interior	85%			2037	* *	2	$5,200	
Roof	10%			2037	* *	2	$600	
Roof	5%			2027	$20,900	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	$2,772,200	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2032	$43,200	4	$6,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit From Ground To 5th Floor, 1 Unit From Ground To 3rd Floor.								
Explanation : Two Units								
Fire Suppression								
Standpipe								
Generic	100%			2042	* *	1-5	$105,300	
Sprinkler								
No Component	30%							
Generic	70%			2052	* *	1-2	$39,500	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **METROPOLITAN MUSEUM OF ART WING O**		
Address	: **5TH AVE AND 82ND STREET**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0001.O00 / 2295**	**Yr Built/Renovated**	: **1972 / 2009**
Area Sq Ft	: **41,155**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **27-Jan-2021**	**Landmark Status**	: **INTERIOR, EXTERIOR, H-DISTRICT**
Areas Surveyed	: **Floors 1,2**		
Block	: **1111** **Lot** : **1**	**BIN**	: **1083810**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$682,800	$679,300
Interior Architecture	$69,400	$1,270,900
Electrical	$648,100	$105,600
Mechanical	$1,038,700	$1,197,000
Total	**$2,439,000**	**$3,252,600**
Importance Code A	$682,800	$679,300
Importance Code B	$1,686,800	$1,302,500
Importance Code C	$69,400	$1,270,900
Total	**$2,439,000**	**$3,252,600**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture		$48,400		$17,300
Interior Architecture		$16,400		
Electrical	$3,500	$4,200	$3,800	$96,400
Mechanical	$30,700	$8,000	$10,500	$20,600
Total	**$34,200**	**$76,900**	**$14,300**	**$134,200**
Importance Code A	$400	$49,700	$400	$17,700
Importance Code B	$33,800	$27,200	$13,900	$116,600
Importance Code C				
Total	**$34,200**	**$76,900**	**$14,300**	**$134,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING O
Asset # : 2295

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Panel: Limestone	85%			LIFE	* *	5	$32,700	
Window Wall	15%			2052	* *	5	$28,900	
Parapets								
Cast in Place Concrete	35%			LIFE	* *	5	$53,100	
Metal Panel	10%			2052	* *	5	$5,700	
Metal Rail	30%			2045	* *	5-10	$79,600	
Panel: Limestone	25%			LIFE	* *	5	$4,000	
Roof								
IRMA/Protected Membrane	30%	Now	$204,200	2042	* *			
Drains Inad/Misposn, Extent : Severe, Area Affected : 25%								
Location : Flat Sections								
Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%								
Location : Flat Sections								
Ponding, Extent : Severe, Area Affected : 25%								
Location : Flat Sections								
Sloped Glazing	30%			LIFE	* *	5	$268,400	
Sloped Glazing	40%	Now	$478,600	LIFE	* *	5	$357,800	
Condensation Present, Extent : Light, Area Affected : 5%								
Location : Atrium								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : At Pyramid								
Interior								
Floors								
Carpet	25%			2031	$291,900	3	$23,100	
Panel/Paver: Cer/Brk	10%			2048	* *	5	$13,900	
Marble Panels	40%			LIFE	* *	5	$18,500	
Slate	10%			LIFE	* *	5	$6,500	
Wood	15%			2060	* *	5	$17,300	
Interior Walls								
Fabric on Framing	15%			2033	$1,270,900	5	$5,900	
Gypsum Board	40%			LIFE	* *	5	$18,800	
Masonry: Brick	15%	Now	$69,400	LIFE	* *			
Caulking Deteriorated, Extent : Severe, Area Affected : 5%								
Location : O Wing To A Wing Connection								
Masonry: Limestone	30%			LIFE	* *			
Ceilings								
Exposed Struc: Concrete	45%			LIFE	* *	5	$3,600	
Glass: Susp Panels	20%			LIFE	* *			
Gypsum Board	35%			LIFE	* *	5	$22,400	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2067	* *			

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Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific 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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2058	* *	5	$1,100	
Raceway								
Conduit	20%			2058	* *	1		
Conduit	80%			2032	$53,900	1		
Panelboards								
Molded Case Bkrs	80%			2031	$34,200	5	$900	
Molded Case Bkrs	20%			2054	* *	5	$200	
Wiring								
Thermoplastic	80%			2032	$51,700	1		
Thermoplastic	20%			2058	* *	1		
Motor Controllers								
Variable Frequency Drive	100%			2049	* *			
Lighting								
Interior Lighting								
Fluorescent	90%			2027	$648,100	10	$34,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Galleries, Hallways, Storage								
Explanation : T-8 Lamps								
LED	10%			2040	* *			
Egress Lighting								
Emergency, Service	50%			2027	$13,600	1		
Exit, Service	50%			2027	$9,500	1		
Exterior Lighting								
Fluorescent	20%			2027	$35,200	10	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : Compact Fluorescent Lights								
No Component	80%							
Alarm								
Security System								
No Component	30%							
Generic	70%			2040	* *	1	$10,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Galleries, Hallways, Storage, Office								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$25,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells, Horns								

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

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 O
Asset # : 2295

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement D Channel								
Explanation : Steam Provided By Con Edison								
Conversion Equipment								
Heat Exchanger, Plate & Frame	20%			2028	$22,300	1	$4,100	
Pres. Reducing Valve/LP Steam	80%			2045	* *	5	$2,000	
Distribution								
Hot Wtr Piping/Pump	20%			2031	$19,300	4	$400	
Steam Piping/Pump	80%	0-2	$14,100	2032	$282,600			
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Basement Mechanical Room								
Steam Traps Faulty, Extent : Moderate, Area Affected : 40%								
Location : Various Locations								
Terminal Devices								
Air Handler	50%			2032	$415,100	1	$12,700	
Air Handler	50%			2027	$415,100	1	$12,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Equipment Room								
Explanation : Ahus								
Air Conditioning								
Energy Source								
District Chilled Water	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : W Wing Basement								
Explanation : Chilled Water Comes From W Wing								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	$7,100	2032	$71,300	4	$2,000	
Corroded, Extent : Severe, Area Affected : 30%								
Location : Basement Mechanical Equipment Room								
Terminal Devices								
Air Handler/Cool/Ht	50%			2032	$428,000	1	$12,700	
Air Handler/Cool/Ht	50%			2027	$428,000	1	$12,700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$22,900	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Air Intake And Louvers Are Under Repairing. Roof								
Exhaust Fans								
Interior	100%			2027	$195,600	2	$1,300	
Plumbing								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING O
Asset # : 2295

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	10%	Now	$1,100	2042	* *	1		
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Ground Floor								
Explanation : There Is No Hot Water In Men's Bathroom.								
Brass/Copper	90%			2042	* *	1		
Water Heater With Tanks								
Electric	10%			2027	$2,500	4		
No Component	90%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Hot Water Comes From W Wing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	50%			2027	$4,400	4	$400	
Non-Submersible	50%			2032	$4,400	4	$700	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2042	* *	1-5	$21,500	
Sprinkler								
No Component	30%							
Generic	70%			2052	* *	1-2	$8,100	

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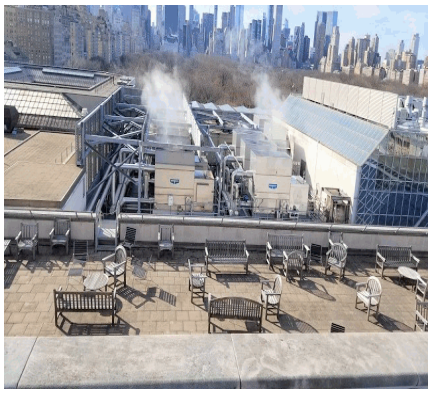
Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **METROPOLITAN MUSEUM OF ART WING P**				
Address	: **5TH AVE AND 82ND STREET**				
Borough	: **MANHATTAN**		**Agency's Number**	: **N/A**	
Program / Asset #	: **DCA0001.P00 / 2807**		**Yr Built/Renovated**	: **1975 / 2012**	
Area Sq Ft	: **56,140**		**Project Type**	: **CULTURAL AFFAIRS**	
Date of Survey	: **28-Jan-2021**		**Landmark Status**	: **INTERIOR, EXTERIOR, H-DISTRICT**	
Areas Surveyed	: **Roof, Floors 1,2,3,4,5**				
Block	: **1111**	**Lot** : **1**	**BIN**	: **1083810**	

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$56,600	$56,600
Interior Architecture		$2,265,300
Electrical	$528,200	$562,800
Mechanical	$2,388,400	$402,400
Total	**$2,973,200**	**$3,287,100**
Importance Code A	$56,600	$56,600
Importance Code B	$2,916,600	$1,017,700
Importance Code C		$2,212,800
Total	**$2,973,200**	**$3,287,100**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$1,300	$39,700		$42,900
Interior Architecture	$21,000	$18,400	$2,100	
Electrical	$13,700	$7,900	$6,600	$19,800
Mechanical	$140,200	$9,400	$25,500	$41,100
Elevators/Escalators	$5,900	$5,900	$5,900	$5,900
Total	**$182,100**	**$81,300**	**$40,200**	**$109,800**
Importance Code A	$48,500	$40,300	$600	$43,500
Importance Code B	$133,600	$41,000	$39,600	$66,300
Importance Code C				
Total	**$182,100**	**$81,300**	**$40,200**	**$109,800**



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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING P
Asset # : 2807

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	50%			LIFE	* *	5	$28,300	
Stucco Cement	50%			2045	* *	5	$113,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : This Is Actually An Exterior Insulation And Finish System (EIFS) Wall Assembly								
Windows								
Aluminum	75%			2054	* *	5	$2,600	
Metal Louvers	25%			2045	* *	10	$5,500	
Parapets								
Concrete Masonry Unit	40%			LIFE	* *	5	$4,000	
Metal Panel	5%			2052	* *	5	$1,700	
Metal Rail	35%			2045	* *	5-10	$56,300	
Weathering Steel	20%			LIFE	* *	1		
Roof								
Modified Bitumen	100%			2037	* *	10	$42,000	
Interior								
Floors								
Carpet	25%			2031	$398,200	3	$31,500	
Ceramic Tile	5%			2041	* *	5	$4,200	
Granite Panels	25%			LIFE	* *	5	$15,800	
Marble Panels	10%			LIFE	* *	5	$6,300	
Terrazzo	25%			LIFE	* *	5	$16,400	
Wood	10%			2060	* *	5	$15,800	
Interior Walls								
Fabric on Framing	10%			2033	$2,147,500	5	$9,900	
Gypsum Board	55%			LIFE	* *	5	$65,400	
Plaster	35%			LIFE	* *	5	$20,800	
Ceilings								
AcousTileSusp.Lay-In	50%			2049	* *	5	$42,000	
Gypsum Board	50%			LIFE	* *	5	$52,500	

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2030	$142,500	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 400 Kilovolt Amperes, 480 Volts Primary, 208/ 120 Volts Secondary								
Switchgear / Switchboard								
Molded Case Bkrs	20%			2032	$13,900	5	$300	
Molded Case Bkrs	80%			2058	* *	5	$1,200	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING P
Asset # : 2807

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	20%			2032	$13,500	1		
Conduit	80%			2058	* *	1		
Panelboards								
Molded Case Bkrs	10%			2031	$4,300	5	$100	
Molded Case Bkrs	90%			2054	* *	5	$1,300	
Wiring								
Rubber	10%	2-4	$6,500	2057	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Thermoplastic	90%			2058	* *	1		
Motor Controllers								
Variable Frequency Drive	100%			2049	* *			
Stand-by Power								
Transfer Switches								
Automatic	100%			2030	$9,200	1	$17,300	
Lighting								
Interior Lighting								
Fluorescent	40%			2032	$392,900	10	$20,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Offices, Mechanical Room								
Explanation : T-8 Lamps								
Incandescent	60%			2027	$528,200	2	$800	
Egress Lighting								
Emergency, Service	50%			2032	$18,500	1		
Exit, Service	50%			2027	$13,000	1		
Exterior Lighting								
HID	10%			2032	$28,100	10		
No Component	90%							
Alarm								
Security System								
No Component	20%							
Generic	80%			2040	* *	1	$16,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Galleries, Offices, Storage								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$34,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors, Horns								

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING P
Asset # : 2807

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement D Channel								
Explanation : Steam Provided By Con Edison								
Conversion Equipment								
Heat Exchanger, Plate & Frame	20%	2-4	$18,200	2047	* *	1	$5,000	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Mechanical Room								
Explanation : On Extended Life Time								
Pres. Reducing Valve/LP Steam	80%	2-4	$29,000	2047	* *	5	$1,300	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Mechanical Room								
Explanation : On Extended Life Time								
Distribution								
Hot Wtr Piping/Pump	20%	Now	$2,600	2040	* *	4	$600	
Corroded, Extent : Severe, Area Affected : 25%								
Location : 3rd Floor Mechanical Room								
Other Observation, Extent : Severe, Area Affected : 20%								
Location : Mechanical Room								
Explanation : Extensive Clogging Due To Aged								
Steam Piping/Pump	80%	Now	$38,600	2042	* *			
Corroded, Extent : Severe, Area Affected : 20%								
Location : Due To Aged, Throughout								
Steam Traps Faulty, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Terminal Devices								
Air Handler	80%	2-4	$543,600	2042	* *	1	$25,000	
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Rooms								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Mechanical Rooms								
Convector/Radiator	20%			2030	$98,400	1	$3,600	
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	$4,900	2042	* *	4	$2,800	
Corroded, Extent : Moderate, Area Affected : 15%								
Location : 3rd Floor Mechanical Room And Various Locations								
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	$23,400	2027	$1,167,600	1	$31,200	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Coils Connections, Various Areas								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING P
Asset # : 2807

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Water Cooling Tower	100%	0-2	$15,200	2033	$304,000	2	$45,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Total Of 11 Units. They Also Service Other Adjacent Wings.								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$31,300	
Exhaust Fans								
Interior	80%			2027	$213,500	2	$1,400	
Roof	20%			2027	$23,400	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	2-4	$463,700	2062	* *	1		
Corroded, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$4,200	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 2%								
Location : 2nd Floor Mechanical Equipment Room								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2042	* *	1-5	$29,300	
Sprinkler								
No Component	20%							
Generic	80%			2052	* *	1-2	$12,600	

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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **METROPOLITAN MUSEUM OF ART WING R**		
Address	: **5TH AVE AND 82ND STREET**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0001.R00 / 2300**	**Yr Built/Renovated**	: **1973 /**
Area Sq Ft	: **186,591**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **28-Jan-2021**	**Landmark Status**	: **INTERIOR, EXTERIOR, H-DISTRICT**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **1111** **Lot** : **1**	**BIN**	: **1083810**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$13,392,500	$1,852,800
Interior Architecture	$473,300	$5,809,600
Electrical		$2,153,400
Mechanical	$8,333,800	$3,945,500
Total	**$22,199,500**	**$13,761,300**
Importance Code A	$13,392,500	$2,059,800
Importance Code B	$8,399,200	$6,149,300
Importance Code C	$407,800	$5,552,200
Total	**$22,199,500**	**$13,761,300**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$62,800			
Interior Architecture	$27,300	$41,900	$7,000	
Electrical	$23,500	$28,400	$23,000	$24,700
Mechanical	$68,600	$56,700	$118,200	$79,600
Site Pavements	$4,100			
Elevators/Escalators	$29,600	$29,600	$29,600	$29,600
Total	**$215,900**	**$156,600**	**$177,700**	**$133,900**
Importance Code A	$64,700	$2,000	$1,800	$2,100
Importance Code B	$147,100	$154,600	$175,900	$131,800
Importance Code C	$4,100			
Total	**$215,900**	**$156,600**	**$177,700**	**$133,900**

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING R
Asset # : 2300

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Coiling Doors	1%	Now	$18,800	2037	* *	5	$1,300	
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : South Garage								
Granite Panels	5%	Now	$10,800	LIFE	* *	5	$3,100	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
Location : Throughout Base Of Wall								
Panel: Limestone	14%	Now	$33,200	LIFE	* *	5	$8,600	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
Location : South Facade								
Window Wall	80%			2042	* *	5	$245,700	
Roof								
Modified Bitumen	5%			2032	$76,500	10	$6,500	
Sloped Glazing	95%	Now	$13,269,600	LIFE	* *	5	$1,653,500	
Condensation Present, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Corrosion/Rusting, Extent : Severe, Area Affected : 30%								
Location : Purlins, Mullions And Drip Pans								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Perimeter Gutter By West Roof. Infiltrating Van Gogh Gallery								
Interior								
Floors								
Carpet	15%			2031	$794,200	3	$62,800	
Cast in Place Concrete	20%			LIFE	* *	5	$122,200	
Ceramic Tile	5%			2041	* *	5	$14,000	
Granite Panels	20%			LIFE	* *	5	$41,900	
Terrazzo	15%			LIFE	* *	5	$32,700	
Wood	25%			2060	* *	5	$130,900	
Interior Walls								
Cast in Place Concrete	15%	Now	$407,800	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Parking Ramp								
Efflorescence, Extent : Moderate, Area Affected : 15%								
Location : Parking Garage. Retaining Walls								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Parking Ramp To Staff Lot								
Concrete Masonry Unit	5%			LIFE	* *	5	$6,700	
Fabric on Framing	15%			2033	$5,425,400	5	$25,000	
Glass: Special Gauge	2%			LIFE	* *	1		
Gypsum Board	30%			LIFE	* *	5	$60,100	
Marble Panels	3%			LIFE	* *			
Plaster	25%			LIFE	* *	5	$25,000	
Wood	5%			LIFE	* *	5	$66,700	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING R
Asset # : 2300

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2045	* *	5	$41,900	
Exposed Struc: Concrete	15%			LIFE	* *	5	$6,500	
Glass: Susp Panels	30%			LIFE	* *			
Gypsum Board	20%			LIFE	* *	5	$69,800	
Metal Panel	5%			LIFE	* *	5	$17,400	
Plaster	15%	Now	$27,300	LIFE	* *	5	$26,200	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : School Entry Location								
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2067	* *			
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%	Now	$4,100	2041	* *			
Sinking/Subsiding, Extent : Moderate, Area Affected : 10%								
Location : South West Corner								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	40%			2042	* *	3	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 2								
Explanation : Two 600 Amperes, 4160 Volts								
Fused Disc Sw	60%			2058	* *	3	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Garage								
Explanation : Three 600 Amperes, 4160 Volts								
Transformers								
Dry Type	60%			2037	* *	3	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 2								
Explanation : Two 2500 Kilovolt Amperes, 4160 Volts Primary, 480 Volts Secondary								
Dry Type	40%			2049	* *	3	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Garage								
Explanation : Two 2000 Kilovolt Amperes, One 1500 Kilovolt Amperes, 4160 Volts Primary, 480 Volts Secondary								
Feeders								
Cable	50%			2054	* *	1		
Cable	50%			2040	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING R
Asset # : 2300

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Raceway								
Conduit	50%			2042	* *	1		
Conduit	50%			2058	* *	1		
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	14%			2058	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : E Service Rated At 4000 Amperes								
Air Circuit Breaker	14%			2058	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Garage								
Explanation : E Service Rated At 4000 Amperes								
Fused Disc Sw	10%			2042	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : G Service Rated At 3000 Amperes								
Fused Disc Sw	14%			2058	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room1								
Explanation : H Service Rated At 4000 Amperes								
Fused Disc Sw	10%			2058	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Garage								
Explanation : H Service Rated At 2000 Amperes								
Fused Disc Sw	10%			2032	$9,700	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : F Service Rated At 3000 Amperes								
Fused Disc Sw	14%			2042	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 2								
Explanation : K Service Rated At 4000 Amperes								
Fused Disc Sw	14%			2042	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 2								
Explanation : Service Rated At 4000 Amperes								
Switchgear / Switchboard								
Molded Case Bkrs	20%			2058	* *	5	$1,000	
Molded Case Bkrs	80%			2042	* *	5	$3,900	
Raceway								
Conduit	80%			2042	* *	1		
Conduit	20%			2058	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING R
Asset # : 2300

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2054	* *	5	$400	
Molded Case Bkrs	80%			2040	* *	5	$3,900	
Molded Case Bkrs	10%			2054	* *	5	$500	
Wiring								
Thermoplastic	80%			2042	* *	1		
Thermoplastic	20%			2058	* *	1		
Motor Controllers								
Locally Mounted	5%			2037	* *	5	$100	
Variable Frequency Drive	95%			2049	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	* *	1	$57,400	
Fuel Storage								
Main Tank	100%			2047	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3000 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	10%			2032	$326,500	10	$17,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Galleries								
Explanation : T-8 Lamps								
Incandescent	60%			2032	$1,755,600	2	$2,500	
LED	30%			2040	* *			
Egress Lighting								
Emergency, Service	50%			2032	$61,600	1		
Exit, Service	50%			2032	$43,100	1		
Exterior Lighting								
LED	10%			2040	* *			
No Component	90%							
Alarm								
Security System								
No Component	10%							
Generic	90%			2040	* *	1	$62,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Storage, Offices, Galleries, Hallways								
Explanation : CCTV Surveillance Cameras								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING R
Asset # : 2300

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$115,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement D Channel								
Explanation : Steam Provided By Con Edison								
Conversion Equipment								
Heat Exchanger, Plate & Frame	20%			2028	$101,000	1	$18,500	
Pres. Reducing Valve/LP Steam	80%			2028	$96,300	5	$8,900	
Distribution								
Hot Wtr Piping/Pump	20%	Now	$4,400	2031	$87,500	4	$1,800	
Corroded, Extent : Moderate, Area Affected : 15%								
Location : Mechanical Room								
Steam Piping/Pump	80%	0-2	$64,100	2042	* *			
Corroded, Extent : Moderate, Area Affected : 15%								
Location : Various Locations								
Steam Traps Faulty, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Terminal Devices								
Air Handler	95%			2027	$3,575,600	1	$109,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : In P Wing 3rd Floor Mechanical Room								
Explanation : Air Handlers								
Convector/Radiator	5%			2030	$81,800	1	$3,000	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING R
Asset # : 2300

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	50%			2035	* *	1	$101,000	
Other Observation, Extent : N/A, Area Affected : 50%								
Location : K Wing South Gararge Mechanical Room								
Explanation : 1 Unit, R-123								
Centrifugal, Elec Chiller	50%			2041	* *	1	$101,000	
Other Observation, Extent : N/A, Area Affected : 50%								
Location : K Wing South Gararge Mechanical Room								
Explanation : 1 Unit, R-123								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2042	* *	4	$9,200	
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	$3,880,800	1	$115,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : In P Wing 3rd Floor Mechanical Room								
Explanation : Air Handlers								
Heat Rejection								
Water Cooling Tower	100%	0-2	$50,500	2033	$1,010,200	2	$150,200	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : The Unit Ct- R-2 With Mechanical Defects, On K Wing Roof.								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 3 Units For The Chillers In K Wing								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$104,000	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Air Intake And Louvers Are Under Repairing.								
Exhaust Fans								
Interior	80%			2027	$709,600	2	$4,600	
Interior	20%	0-2	$53,200	2042	* *	2	$900	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : 4 Units In Basement Parking Garage.								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	$2,568,700	1		
Water Heater With Tanks								
Electric	20%			2025	$5,100	4		
No Component	80%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Hot Water Comes From W Wing								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific 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
Plumbing								
Sanitary Piping								
Cast Iron	15%	0-2	$7,600	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Parking Garage								
Cast Iron	85%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2026	$6,200	4	$3,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	70%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Ground Floor To 2nd Floor								
Explanation : 2 Units								
Hydraulic	30%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 2nd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2042	* *	1-5	$97,600	
Sprinkler								
No Component	30%							
Generic	70%			2052	* *	1-2	$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.*

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **METROPOLITAN MUSEUM OF ART WING S**
Address : **5TH AVE AND 82ND STREET**
Borough : **MANHATTAN**
Program / Asset # : **DCA0001.S00 / 2301**
Area Sq Ft : **117,832**
Date of Survey : **28-Jan-2021**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **1111** **Lot** : **1**

Agency's Number : **N/A**
Yr Built/Renovated : **1972 / 2008**
Project Type : **CULTURAL AFFAIRS**
Landmark Status : **INTERIOR, EXTERIOR, H-DISTRICT**
BIN : **1083810**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$11,643,300	$1,548,200
Interior Architecture	$150,000	$3,373,000
Electrical	$1,293,400	$579,300
Mechanical	$632,700	$7,802,700
Total	**$13,719,400**	**$13,303,100**
Importance Code A	$11,643,300	$1,548,200
Importance Code B	$2,076,100	$8,956,000
Importance Code C		$2,798,900
Total	**$13,719,400**	**$13,303,100**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$42,600	$1,300		
Interior Architecture	$27,700	$70,700	$2,200	
Electrical	$14,400	$17,500	$15,600	$15,700
Mechanical	$86,700	$18,700	$47,600	$36,300
Site Pavements	$4,100			
Elevators/Escalators	$5,900	$5,900	$5,900	$5,900
Total	**$181,500**	**$114,000**	**$71,300**	**$57,900**
Importance Code A	$43,500	$2,300	$3,800	$1,100
Importance Code B	$106,200	$111,800	$67,500	$56,700
Importance Code C	$31,900			
Total	**$181,500**	**$114,000**	**$71,300**	**$57,900**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING S
Asset # : 2301

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	9%	Now	$41,700	LIFE	* *	5	$4,500	
Diagonal Cracks, Extent : Moderate, Area Affected : 20%								
Location : South Facade Roof								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : South Facade Roof								
Masonry: Limestone	10%	Now	$68,000	LIFE	* *	5	$6,000	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Vegetation Growth, Extent : Moderate, Area Affected : 15%								
Location : West Facade								
Metal Coiling Doors	1%			2045	* *	5	$2,500	
Window Wall	80%			2052	* *	5	$241,800	
Windows								
Aluminum	100%	Now	$1,000	2048	* *	5	$100	
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : North Facade. During Driving Rain								
Roof								
Modified Bitumen	5%			2040	* *	10	$5,600	
Sloped Glazing	95%	Now	$11,454,400	LIFE	* *	5	$1,427,300	1
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Various Locations Throughout								
Condensation Present, Extent : Moderate, Area Affected : 30%								
Location : Temple Of Dendur								
Corrosion/Rusting, Extent : Severe, Area Affected : 65%								
Location : Purlins, Drain Channels And Sill Plates								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : North Side. Temple Of Dendur								
Interior								
Floors								
Carpet	25%			2028	$835,900	3	$66,100	
Cast in Place Concrete	5%			LIFE	* *	5	$19,300	
Ceramic Tile	5%			2035	* *	5	$8,800	
Granite Panels	30%			LIFE	* *	5	$39,700	
Marble Panels	10%			LIFE	* *	5	$13,200	
Vinyl Tile	10%			2032	$522,200	3	$6,600	
Wood	15%			2060	* *	5	$49,600	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific 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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	5%	Now	$27,700	LIFE	* *	5	$5,500	
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Loading Dock Walls Abutting Temple Of Dendur								
Fabric on Framing	9%			2033	$2,686,100	5	$12,400	
Gypsum Board	35%			LIFE	* *	5	$57,800	
Metal Coiling Doors	1%			2048	* *	5	$13,800	
Panel: Limestone	45%			LIFE	* *			
Wood	5%			LIFE	* *	5	$55,100	
Ceilings								
AcousTileConcealSpLn	15%			2045	* *	5	$38,900	
Glass: Susp Panels	65%	Now	$150,000	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Gallery Adjacent To Temple Of Dendur								
Gypsum Board	20%			LIFE	* *	5	$51,800	
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%	Now	$4,100	2035	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Base Of Window Wall								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	* *	3	$400	
Transformers								
Dry Type	100%			2045	* *	3	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : 1500 Kilovolt Amperes, 4160 Volts Primary, 480 Volts / 208 Volts Secondary								
Feeders								
Cable	100%			2048	* *	1		
Raceway								
Conduit	100%			2052	* *	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 4000 Amperes Each.								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING S
Asset # : 2301

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2045	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1000 Kilovolt Amperes, 480 Volts Primary, 277 Volts Secondary								
Switchgear / Switchboard								
Fused Disc Sw	70%			2052	* *	5	$400	
Molded Case Bkrs	30%			2052	* *	5	$900	
Raceway								
Conduit	90%			2032	$94,100	1		
Conduit	10%			2052	* *	1		
Panelboards								
Molded Case Bkrs	90%			2031	$67,400	5	$2,800	
Molded Case Bkrs	10%			2048	* *	5	$300	
Wiring								
Thermoplastic	90%			2032	$93,700	1		
Thermoplastic	10%			2052	* *	1		
Motor Controllers								
Locally Mounted	5%			2045	* *	5		
Motor Control Center	25%			2045	* *	5	$800	
Variable Frequency Drive	70%			2045	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2030	$11,600	1	$36,300	
Lighting								
Interior Lighting								
Fluorescent	10%			2032	$206,200	10	$10,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Storage								
Explanation : T-8 Lamps								
Incandescent	70%			2027	$1,293,400	2	$1,800	
LED	20%			2040	* *			
Egress Lighting								
Emergency, Service	50%			2032	$38,900	1		
Exit, Service	50%			2032	$27,200	1		
Exterior Lighting								
HID	20%			2032	$117,900	10	$100	
No Component	80%							
Alarm								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING S
Asset # : 2301

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
No Component	10%							
Generic	90%			2040	* *	1	$39,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Galleries, Offices, Storage								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$72,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Smoke Detector, Alarm Bells, Manual Pull Station, Strobe Lights, Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement D Tunnel								
Explanation : Steam Provided By Con Edison								
Conversion Equipment								
Heat Exchanger, Plate & Frame	15%			2045	* *	1	$8,700	
Pres. Reducing Valve/LP Steam	85%			2041	* *	5	$5,900	
Distribution								
Hot Wtr Piping/Pump	15%	0-2	$2,100	2031	$41,400	4	$900	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Steam Piping/Pump	85%	0-2	$43,000	2032	$859,700			
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Steam Traps Faulty, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Terminal Devices								
Air Handler	15%	4+	$142,600	2042	* *	1	$9,800	
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Ground Floor								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Ground Floor								
Air Handler	70%			2040	* *	1	$51,000	
Convector/Radiator	15%			2030	$154,900	1	$5,700	
Air Conditioning								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING S
Asset # : 2301

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
District Chilled Water	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 90%								
Location : M Wing Mechanical Room								
Explanation : Chilled Water Comes From M Wing								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	$10,200	2042	* *	4	$5,800	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Terminal Devices								
Air Handler/Cool/Ht	80%			2040	* *	1	$58,300	
Air Handler/Cool/Ht	20%			2027	$490,100	1	$14,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$65,700	
Exhaust Fans								
Interior	100%			2040	* *	2	$3,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2052	* *	4	$17,500	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2032	$25,300	4	$3,700	
Pool Filter/Treatment								
Activated Carbon	100%			2030	$6,721,900	4	$29,200	
Sewage Ejector(s)								
Electric	100%			2032	$66,100	4	$7,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Ground Floor To 1st Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2042	* *	1-5	$61,600	
Sprinkler								
No Component	30%							
Generic	70%			2052	* *	1-2	$23,100	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING S
Asset # : 2301

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **METROPOLITAN MUSEUM OF ART WING T**		
Address	: **5TH AVE AND 82ND STREET**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0001.T00 / 2302**	**Yr Built/Renovated**	: **1983 /**
Area Sq Ft	: **208,169**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **28-Jan-2021**	**Landmark Status**	: **INTERIOR, EXTERIOR, H-DISTRICT**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,6,7**		
Block	: **1111** **Lot** : **1**	**BIN**	: **1083810**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$1,847,400	$432,700
Interior Architecture		$694,100
Electrical	$104,100	$3,620,600
Mechanical	$9,504,900	$5,154,100
Total	**$11,456,400**	**$9,901,400**
Importance Code A	$1,847,400	$599,100
Importance Code B	$9,609,000	$9,025,000
Importance Code C		$277,300
Total	**$11,456,400**	**$9,901,400**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$86,900	$600	$2,100	$52,300
Interior Architecture		$122,500	$7,800	
Electrical	$25,700	$32,300	$25,700	$27,900
Mechanical	$111,600	$43,300	$53,700	$68,800
Elevators/Escalators	$20,700	$20,700	$20,700	$20,700
Total	**$244,900**	**$219,400**	**$110,000**	**$169,600**
Importance Code A	$88,900	$2,700	$6,600	$54,300
Importance Code B	$156,000	$216,700	$103,400	$115,300
Total	**$244,900**	**$219,400**	**$110,000**	**$169,600**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING T
Asset # : 2302

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%	Now	$34,300	LIFE	* *	5	$3,700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Stepped Up Wall Adjacent To R Building In East Facade								
Masonry: Granite	10%	Now	$10,100	LIFE	* *	5	$4,500	
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : South Facade								
Masonry: Limestone	70%	Now	$529,300	LIFE	* *	5	$31,400	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : North Facade								
Staining/Discoloring, Extent : Severe, Area Affected : 20%								
Location : North Facade								
Vegetation Growth, Extent : Moderate, Area Affected : 40%								
Location : Roof Drains Throughout								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : South Facade								
Window Wall	10%			2052	* *	5	$22,400	
Windows								
Aluminum	100%			2040	* *	5	$1,300	
Parapets								
Concrete Masonry Unit	5%			LIFE	* *	5	$800	
Metal Rail	25%			2037	* *	5-10	$67,600	
Panel: Limestone	70%			LIFE	* *	5	$11,500	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING T
Asset # : 2302

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Cement - Fiber Panel	5%			2041	* *	5	$4,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Deck								
Explanation : Material Actually Wood Deck								
Modified Bitumen	38%	Now	$160,500	2037	* *			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
Location : Flat Roof								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : North Side								
Ridging, Extent : Light, Area Affected : 40%								
Location : Throughout								
Plaza Roof: Stone Panels	20%			2052	* *			
Sloped Glazing	27%	Now	$1,157,500	LIFE	* *	5	$432,700	
Condensation Present, Extent : Moderate, Area Affected : 20%								
Location : Above Patron Lounge								
Thermally Inefficient, Extent : Severe, Area Affected : 25%								
Location : Above Patron Lounge								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sloped Glazing								
Explanation : Metal Sunshade Device Over Sloped Glazing								
Spray-on Foam	10%	Now	$42,500	2042	* *	5	$8,000	1
Cracking/Crumbling, Extent : Severe, Area Affected : 35%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Worn/Eroded, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Interior								
Floors								
Carpet	25%			2031	$1,476,700	3	$116,800	
Cast in Place Concrete	10%			LIFE	* *	5	$68,200	
Ceramic Tile	5%			2041	* *	5	$15,600	
Granite Panels	15%			LIFE	* *	5	$35,100	
Marble Panels	20%			LIFE	* *	5	$46,700	
Quarry Tile	5%			2045	* *	5	$23,400	
Vinyl Tile	10%			2037	* *	3	$11,700	
Wood	10%			2060	* *	5	$58,400	
Interior Walls								
Gypsum Board	80%			LIFE	* *	5	$151,300	
Metal Panel	5%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Wood	10%			LIFE	* *	5	$126,100	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING T
Asset # : 2302

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	25%			2045	* *	5	$77,500	
Exposed Struc: Concrete	10%			LIFE	* *	5	$4,800	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	55%			LIFE	* *	5	$213,000	
Wood	5%			LIFE	* *	5	$135,600	

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2042	* *	5	$5,500	
Raceway								
Conduit	100%			2042	* *	1		
Panelboards								
Molded Case Bkrs	100%			2040	* *	5	$5,500	
Wiring								
Thermoplastic	100%			2042	* *	1		
Motor Controllers								
Locally Mounted	80%			2030	$1,266,800	5	$1,100	
Variable Frequency Drive	20%			2049	* *			
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	* *	1	$64,100	
Lighting								
Interior Lighting								
Fluorescent	10%			2040	* *	10	$19,100	
Other Observation, Extent : N/A, Area Affected : 100% Location : Storage Explanation : T-8 Lamp								
Incandescent	70%			2032	$2,285,000	2	$3,200	
LED	20%			2040	* *			
Egress Lighting								
Emergency, Service	50%			2032	$68,700	1		
Exit, Service	50%			2032	$48,100	1		
Exterior Lighting								
HID	10%			2027	$104,100	10	$100	
No Component	90%							
Alarm								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING T
Asset # : 2302

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
No Component	10%							
Generic	90%			2040	* *	1	$70,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Galleries, Storage								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$128,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Smoke Detectors, Alarm Bells, Manual Pull Stations, Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement D Channel								
Explanation : Steam Provided By Con Edison								
Conversion Equipment								
Heat Exchanger, Plate & Frame	20%			2028	$112,700	1	$20,600	
Pres. Reducing Valve/LP Steam	40%			2028	$53,700	5	$4,900	
Pres. Reducing Valve/LP Steam	40%			2041	* *	5	$4,900	
Distribution								
Hot Wtr Piping/Pump	20%	0-2	$4,900	2031	$97,600	4	$2,100	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Various Areas								
Steam Piping/Pump	80%	0-2	$71,500	2032	$1,429,400			
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Steam Traps Faulty, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Terminal Devices								
Air Handler	90%	0-2	$377,900	2027	$3,779,100	1	$104,300	
Not Energy Efficient, Extent : Moderate, Area Affected : 75%								
Location : Mechanical Equipment Room.								
Convector/Radiator	10%			2030	$182,500	1	$6,700	
Air Conditioning								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING T
Asset # : 2302

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
District Chilled Water	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : R Wing Basement								
Explanation : Chilled Water Comes From R Wing.								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	$36,100	2032	$360,800	4	$10,300	
Corroded, Extent : Moderate, Area Affected : 25%								
Location : Various Locations								
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	$4,329,600	1	$128,700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$116,100	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Air Intake And Louvers Are Under Repairing.								
Exhaust Fans								
Interior	90%			2027	$890,700	2	$5,700	
Roof	10%	0-2	$43,300	2042	* *	2	$500	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	$2,865,800	1		
Water Heater With Tanks								
Electric	10%			2027	$2,500	4		
No Component	90%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Hot Water Comes From W Wing.								
Sanitary Piping								
Cast Iron	100%	Now	$56,200	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 5%								
Location : 4th Floor Kitchen Trap								
Corroded, Extent : Severe, Area Affected : 15%								
Location : 4th Floor Kitchen								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2025	$6,900	4	$6,600	
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING T
Asset # : 2302

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 4th Floor.								
Explanation : 2 Units								
Hydraulic	20%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Freight Unit From 1st To 2nd Floor.								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2042	* *	1-5	$108,800	
Sprinkler								
No Component	50%							
Generic	50%			2052	* *	1-2	$29,200	
Chemical System								
No Component	99%							
Generic	1%			2027	$900	1-3	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4th Floor Kitchen								
Explanation : 1 Set								

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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **METROPOLITAN MUSEUM OF ART WING W**		
Address	: **5TH AVE AND 82ND STREET**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0001.W00 / 2303**	**Yr Built/Renovated**	: **1913 / 2010**
Area Sq Ft	: **64,628**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **28-Jan-2021**	**Landmark Status**	: **INTERIOR, EXTERIOR, H-DISTRICT**
Areas Surveyed	: **Roof, Floors 1,2,3,4,5,6**		
Block	: **1111** **Lot** : **1**	**BIN**	: **1083810**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$255,200	$472,300
Interior Architecture	$63,700	$1,003,800
Electrical	$101,300	$1,209,400
Mechanical	$3,081,900	$3,244,200
Total	**$3,502,100**	**$5,929,800**
Importance Code A	$255,200	$491,000
Importance Code B	$3,183,300	$5,380,200
Importance Code C	$63,700	$58,600
Total	**$3,502,100**	**$5,929,800**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$23,600			$23,300
Interior Architecture		$10,600	$8,900	$16,600
Electrical	$40,100	$9,900	$8,700	$17,700
Mechanical	$93,500	$25,300	$31,900	$85,200
Elevators/Escalators	$15,800	$15,800	$15,800	$15,800
Total	**$173,000**	**$61,600**	**$65,300**	**$158,600**
Importance Code A	$23,600		$1,900	$23,300
Importance Code B	$149,300	$61,500	$58,400	$135,300
Importance Code C			$4,900	
Total	**$173,000**	**$61,600**	**$65,300**	**$158,600**

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING W
Asset # : 2303

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	45%	Now	$51,200	LIFE	* *	5	$5,600	
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : At Painting Conservation Studio								
Masonry: Brick	55%	0-2	$96,100	LIFE	* *	5	$10,900	
Diagonal Cracks, Extent : Moderate, Area Affected : 20%								
Location : East Facade								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : East Facade. Underside Of Cap Flashing								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : North Facade								
Windows								
Aluminum	100%	Now	$108,000	2057	* *	5	$1,100	
Air Infiltration, Extent : Moderate, Area Affected : 25%								
Location : Offices And Paint Conservation								
Condensation Present, Extent : Light, Area Affected : 25%								
Location : Offices And Paint Conservation								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Offices And Paint Conservation								
Explanation : Thermally Inefficient								
Parapets								
Metal Rail	100%			2037	* *	5-10	$36,800	
Roof								
IRMA/Protected Membrane	80%	Now	$23,600	2032	$472,300			
Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%								
Location : Lower Court Roof								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Lower Court Roof								
Modified Bitumen	5%			2037	* *	10	$900	
Sloped Glazing	15%			LIFE	* *	5	$37,200	
Interior								
Floors								
Carpet	20%			2028	$366,800	3	$29,000	
Cast in Place Concrete	10%			LIFE	* *	5	$21,200	
Ceramic Tile	2%			2035	* *	5	$1,900	
Marble Panels	15%			LIFE	* *	5	$10,900	
Terrazzo	15%			LIFE	* *	5	$11,300	
Vinyl Tile	33%			2032	$945,200	3	$12,000	
Wood	5%			2047	* *	5	$9,100	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING W
Asset # : 2303

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2041	* *	5	$9,800	
Concrete Masonry Unit	10%			LIFE	* *	5	$7,800	
Gypsum Board	50%			LIFE	* *	5	$58,600	
Plaster	25%	Now	$63,700	LIFE	* *	5	$14,600	
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Painting Conservation Studio								
Plywood/Hardboard	10%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	25%			2037	* *	5	$24,200	
Exposed Struc: Concrete	60%			LIFE	* *	5	$9,100	
Gypsum Board	15%			LIFE	* *	5	$18,100	

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	30%			2032	$18,700	3	$100	
Fused Disc Sw	70%			2052	* *	3	$100	
Feeders								
Cable	30%			2031	$6,500	1		
Cable	70%			2048	* *	1		
Raceway								
Conduit	30%			2032	$17,700	1		
Conduit	70%			2052	* *	1		
Under 600 Volts								
Transformers								
Dry Type	100%			2030	$142,500	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 150 Kilovolt Amperes, 480 Volts Primary, 208 Volts Secondary								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	$69,700	5	$1,700	
Raceway								
Conduit	75%			2032	$50,500	1		
Conduit	25%			2042	* *	1		
Panelboards								
Molded Case Bkrs	100%			2031	$42,800	5	$1,700	
Wiring								
Braided Cloth	50%	2-4	$32,300	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	50%			2032	$32,300	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING W
Asset # : 2303

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	20%			2037	* *	5	$100	
Motor Control Center	80%			2030	$118,800	5	$1,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$19,900	
Lighting								
Interior Lighting								
Fluorescent	70%			2032	$791,600	10	$41,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Offices, Hallways								
Explanation : T-8 Lamps								
Incandescent	10%			2027	$101,300	2	$100	
LED	20%			2040	* *			
Egress Lighting								
Emergency, Service	50%			2032	$21,300	1		
Exit, Service	20%			2037	* *	1		
Exit, Service	30%			2027	$9,000	1		
Alarm								
Security System								
No Component	10%							
Generic	90%			2040	* *	1	$21,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Offices, Hallways, Galleries, Storage								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$39,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2042	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement D Tunnel								
Explanation : Steam Provided By Con Edison								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING W
Asset # : 2303

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2041	* *	5	$3,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Steam Room								
Explanation : Incoming Steam Valve For Entire Museum. 2 Old Heat Exchangers Are In Working Condition.								
Distribution								
Hot Wtr Piping/Pump	20%	0-2	$18,200	2057	* *	4	$600	
Corroded, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Leak Evident, Extent : Moderate, Area Affected : 3%								
Location : Various Areas								
On Extended Life, Extent : Severe, Area Affected : 20%								
Location : Basement Steam Room								
Steam Piping/Pump	80%	Now	$44,400	2032	$443,800			
Corroded, Extent : Severe, Area Affected : 50%								
Location : Various Locations								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Basement Mechanical Equipment Room								
Explanation : Condensate And Cooling Tanks Are Undersized, The System Needs Upgrade Soon.								
Terminal Devices								
Air Handler	80%	0-2	$104,300	2027	$1,042,900	1	$28,800	
Corroded, Extent : Moderate, Area Affected : 15%								
Location : Mechanical Equipment Room								
Fan Coil Unit/Heat	20%			2027	$343,500	1	$4,200	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2028	$1,412,400	1	$69,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Chiller Room								
Explanation : 3 Units, Providing Chilled Water To Adjacent Sections. R-11 Refrigerant.								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	$11,200	2032	$112,000	4	$3,200	
Corroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Insul. Deteriorating, Extent : Moderate, Area Affected : 5%								
Location : Various Areas								
Terminal Devices								
Air Handler/Cool/Ht	90%			2027	$1,209,700	1	$36,000	
Fan Coil - 2 Pipe	10%			2032	$211,300	1	$2,100	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING W
Asset # : 2303

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Water Cooling Tower	50%			2033	$175,000	2	$32,500	
Water Cooling Tower	50%	0-2	$105,000	2037	* *	2	$26,000	
Corroded, Extent : Severe, Area Affected : 50%								
Location : Inside Structure, On Roof								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : Inefficient Units With Mechanical Defects.								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$36,000	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Air Intake And Louvers Are Under Repairing.								
Exhaust Fans								
Interior	90%			2027	$276,500	2	$1,800	
Roof	10%			2027	$13,400	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	$889,700	1		
HW Heat Exchanger								
Steam Fired	100%			2052	* *	4	$9,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Mechanical Equipment Room								
Explanation : Major Domestic Hot Water Provider For The Museum								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2037	* *	4	$2,000	
Sewage Ejector(s)								
Electric	100%			2027	$36,300	4	$2,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit From Basement To 4th Floor. 1 Freight Unit From Ground Floor To 3rd Floor.								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2042	* *	1-5	$33,800	

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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
Fire Suppression								
Sprinkler								
No Component	30%							
Generic	70%			2052	* *	1-2	$12,700	
Fire Pump								
Generic	100%			2035	* *	1	$12,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Services The Entire Museum								

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **METROPOLITAN MUSEUM OF ART WING X**		
Address	: **5TH AVE AND 82ND STREET**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0001.X00 / 151**	**Yr Built/Renovated**	: **1912 / 2011**
Area Sq Ft	: **32,461**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **28-Jan-2021**	**Landmark Status**	: **INTERIOR, EXTERIOR, H-DISTRICT**
Areas Surveyed	: **Roof, Floors 1,2,3**		
Block	: **1111** **Lot** : **1**	**BIN**	: **1083810**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Interior Architecture		$503,500
Electrical	$152,700	$113,600
Mechanical	$1,462,200	$446,900
Total	**$1,615,000**	**$1,064,000**
Importance Code B	$1,615,000	$1,064,000
Total	**$1,615,000**	**$1,064,000**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$58,000			$300
Interior Architecture		$15,800	$2,100	$16,700
Electrical	$11,200	$4,600	$4,200	$22,400
Mechanical	$54,500	$5,100	$7,900	$10,000
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$127,600**	**$29,400**	**$18,200**	**$53,300**
Importance Code A	$58,000			$300
Importance Code B	$69,600	$29,400	$18,200	$53,000
Importance Code C				
Total	**$127,600**	**$29,400**	**$18,200**	**$53,300**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING X
Asset # : 151

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	100%			LIFE	* *	5	$4,600	
Windows								
Steel	100%	Now	$47,200	2057	* *	5	$6,100	
Condensation Present, Extent : Moderate, Area Affected : 70%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Concrete Masonry Unit	30%			LIFE	* *	5	$500	
Metal Panel	10%			2042	* *	5	$600	
Deteriorated Finish, Extent : Moderate, Area Affected : 15%								
Location : Interior Parapet Wall								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Interior Parapet Wall								
Metal Rail	60%	0-2	$3,200	2037	* *	5	$6,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Roof								
IRMA/Protected Membrane	75%	4+	$7,700	2037	* *			
Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Worn/Eroded, Extent : Light, Area Affected : 15%								
Location : Pavers Throughout								
Modified Bitumen	25%			2040	* *	10	$4,000	
Interior								
Floors								
Carpet	45%			2028	$414,500	3	$32,800	
Cast in Place Concrete	10%			LIFE	* *	5	$10,600	
Vinyl Tile	35%			2032	$503,500	3	$6,400	
Wood	10%			2047	* *	5	$9,100	
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	$2,000	
Gypsum Board	60%			LIFE	* *	5	$36,000	
Masonry: Brick	10%			LIFE	* *			
Plaster	25%			LIFE	* *	5	$7,500	
Ceilings								
AcousTile,Adhered	20%			2045	* *	5	$9,700	
AcousTileSusp.Lay-In	50%			2037	* *	5	$24,300	
Exposed Struc: Concrete	20%			LIFE	* *	5	$1,500	
Exposed Struc: Steel	10%			LIFE	* *			

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING X
Asset # : 151

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2058	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 4000 Amperes And 2500 Amperes.								
Transformers								
Dry Type	100%			2049	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 150 Kilovolt Amperes, 480 Volts Primary, 208 / 120 Volts Secondary								
Switchgear / Switchboard								
Fused Disc Sw	100%			2058	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Six Vertical Sections								
Raceway								
Conduit	70%			2032	$27,600	1		
Conduit	30%			2058	* *	1		
Panelboards								
Molded Case Bkrs	70%			2031	$22,500	5	$600	
Molded Case Bkrs	30%			2054	* *	5	$300	
Wiring								
Braided Cloth	20%	2-4	$7,100	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	80%			2058	* *	1		
Motor Controllers								
Variable Frequency Drive	100%			2037	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2030	$9,200	1	$10,000	
Lighting								
Interior Lighting								
Fluorescent	20%			2032	$113,600	10	$6,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Storage Area								
Explanation : T-8 Lamps								
Incandescent	30%			2027	$152,700	2	$200	
LED	50%			2040	* *			

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING X
Asset # : 151

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Service	25%			2027	$5,400	1		
Emergency, Service	25%			2032	$5,400	1		
Exit, Service	25%			2040	* *	1		
Exit, Service	25%			2027	$3,800	1		
Exterior Lighting								
Incandescent	5%			2027	$9,300	2		
No Component	95%							
Alarm								
Security System								
No Component	10%							
Generic	90%			2040	* *	1	$10,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Galleries, Storage, Office Roof								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$20,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement D Tunnel								
Explanation : Steam Provided By Con Edison								
Distribution								
Hot Wtr Piping/Pump	65%	Now	$2,500	2031	$49,500	4	$1,000	
Corroded, Extent : Moderate, Area Affected : 40%								
Location : Various Locations								
Steam Piping/Pump	35%	Now	$4,900	2042	* *			
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Various Locations								
Terminal Devices								
Air Handler	90%	Now	$58,900	2027	$589,300	1	$16,300	
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Equipment Rooms								
On Extended Life, Extent : Moderate, Area Affected : 50%								
Location : 3rd Floor Equipment Room								
Convector/Radiator	10%			2030	$28,500	1	$1,100	
Air Conditioning								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING X
Asset # : 151

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
District Chilled Water	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : W Wing Mechanical Room								
Explanation : Chilled Water Comes From W Wing								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	$5,600	2042	* *	4	$1,600	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	$675,100	1	$20,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	$30,600	LIFE	* *	2-5	$18,100	
Unbalanced System, Extent : Moderate, Area Affected : 10%								
Location : Various Areas								
Exhaust Fans								
Interior	90%			2027	$138,900	2	$900	
Roof	10%	0-2	$6,800	2042	* *	2	$100	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	$446,900	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Aged								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Aged								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Ground, 1st Floor, Mezzanine								
Explanation : One Old Unit								
Fire Suppression								
Standpipe								
Generic	100%			2042	* *	1-5	$17,000	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING X
Asset # : 151

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Sprinkler								
No Component	30%							
Generic	70%			2052	* *	1-2	$6,400	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **MOMA PS1 KIOSK**		
Address	: **46-01 21ST STREET LONG ISLAND CITY**		
Borough	: **QUEENS**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0050.000 / 15211**	**Yr Built/Renovated**	: **2011 / 2012**
Area Sq Ft	: **1,140**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **09-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **75** **Lot** : **1**	**BIN**	: **4000548**

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$14,100			
Interior Architecture	$10,600			
Electrical	$100	$100	$100	$100
Mechanical		$100		
Site Enclosure	$4,100			
Site Pavements	$8,600			
Total	**$37,500**	**$200**	**$200**	**$100**
Importance Code A	$14,100			
Importance Code B	$14,800	$200	$200	$100
Importance Code C	$8,700			
Total	**$37,500**	**$200**	**$200**	**$100**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
MOMA PS1 KIOSK
Asset # : 15211

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	90%	Now	$4,900	LIFE	* *	5	$20,800	
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Explanation : Embedded Transparent Dowels Missing								
Metal/Glass Curt Wall	10%			LIFE	* *	5	$1,700	
Parapets								
Cast in Place Concrete	100%			LIFE	* *	5	$9,600	
Roof								
Not Accessible	100%							
Soffits								
Cast in Place Concrete	40%			LIFE	* *	5	$3,700	
Exposed Struc: Steel	60%			LIFE	* *	5	$3,500	
Interior								
Interior Walls								
Cast in Place Concrete	85%			LIFE	* *	10	$4,400	
Metal Panel	15%			LIFE	* *	10	$100	
Ceilings								
Exposed Struc: Concrete	100%	2-4	$6,000	LIFE	* *	5	$300	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Corner Of Lobby								
Site Enclosure								
Fence/Gates								
Exposed Struc: Steel	100%	0-2	$4,100	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Loading Dock Gate								
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock Deck								
Free Standing Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$8,600	2046	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Front Entry								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2046	* *			
Activity Yard								
Pavers/Stone	100%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Courtyard								
Explanation : Crushed Stone								

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
MOMA PS1 KIOSK
Asset # : 15211

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Molded Case Bkrs	100%			2049	* *	5		
Wiring								
Thermoplastic	100%			2053	* *	1		
Lighting								
Interior Lighting								
LED	100%			2038	* *			
Egress Lighting								
Exit, Battery	100%			2038	* *	10	$100	
Exterior Lighting								
LED	30%			2038	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights. Manual Pull Station, Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2049	* *	4	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Underground								
Explanation : Floor Heating Tubes								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2053	* *	4	$100	
Terminal Devices								
Fan Coil - 2 Pipe	100%			2038	* *	1	$400	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **MUSEUM OF JEWISH HERITAGE**
Address : **36 BATTERY PLACE @BATTERY PARK CITY**
Borough : **MANHATTAN**
Agency's Number : **N/A**
Program / Asset # : **DCA0038.000 / 4436**
Yr Built/Renovated : **1997 / 2004**
Area Sq Ft : **115,000**
Project Type : **CULTURAL AFFAIRS**
Date of Survey : **25-Oct-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **16** **Lot** : **10** **BIN** : **1084594**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$473,600	$2,470,000
Interior Architecture	$135,600	$75,300
Electrical	$89,600	$844,400
Mechanical	$1,597,100	$1,356,200
Total	**$2,296,000**	**$4,745,900**
Importance Code A	$473,600	$2,762,300
Importance Code B	$1,762,000	$1,983,600
Importance Code C	$60,300	
Total	**$2,296,000**	**$4,745,900**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$149,100		$11,900	
Interior Architecture	$191,800		$102,100	$8,600
Electrical	$28,900	$18,900	$21,900	$21,300
Mechanical	$88,800	$31,300	$62,400	$29,000
Site Pavements				$2,700
Elevators/Escalators	$26,500	$26,500	$26,500	$26,500
Total	**$485,000**	**$76,700**	**$224,800**	**$88,100**
Importance Code A	$155,400		$12,900	
Importance Code B	$296,000	$76,700	$211,800	$85,400
Importance Code C	$33,600			$2,700
Total	**$485,000**	**$76,700**	**$224,800**	**$88,100**

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
MUSEUM OF JEWISH HERITAGE
Asset # : 4436

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	10%			LIFE	* *	5	$70,300	
Metal Panel	5%			2053	* *	5-10	$64,500	
Granite Panels	72%			LIFE	* *	5	$202,500	
Window Wall	10%			2053	* *	5	$70,300	
Wood Overhead Doors	3%	Now	$47,300	2038	* *	5	$14,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : North Side Of Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : North Side Of Building								
Explanation : This Is Actually A Metal And Glass Overhead Door								
Windows								
Aluminum	100%			2049	* *	5	$1,100	
Parapets								
Cast in Place Concrete	40%			LIFE	* *	5	$54,300	
Concrete Masonry Unit	10%			LIFE	* *	5-10	$3,600	
Metal Panel	5%			2053	* *	5	$1,300	
Granite Panels	45%			LIFE	* *	5-10	$35,100	
Roof								
IRMA/Protected Membrane	85%	Now	$221,800	2033	$2,218,100			
Broken Paver Blocks, Extent : Severe, Area Affected : 10%								
Location : Outer Main Roof								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Plaza Roof Over 1st Floor Classrooms								
Metal Panel	5%			2046	* *	10	$10,400	
Sloped Glazing	10%			LIFE	* *	5	$301,100	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Cupola At 1997 Wing								
Soffits								
Exposed Struc: Steel	30%			LIFE	* *	5	$6,500	
Granite Panels	35%			LIFE	* *	5	$1,800	
Stucco Cement	35%			2046	* *	5	$3,100	
Interior								
Floors								
Carpet	48%			2032	$1,427,200	3	$123,900	
Cast in Place Concrete	5%			LIFE	* *	5	$37,700	
Ceramic Tile	10%			2042	* *	5	$17,200	
Panel/Paver: Cer/Brk	10%			2049	* *	5	$38,700	
Granite Panels	5%			LIFE	* *	5	$12,900	
Marble Panels	3%			LIFE	* *	5	$7,700	
Sheet Vinyl/Rubber	2%			2038	* *	5	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Room 118								
Explanation : Recent Replacement								
Vinyl Tile	10%			2038	* *	3	$6,500	
Wood	7%			2061	* *	5	$22,600	

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF JEWISH HERITAGE
Asset # : 4436

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$7,300	
Fabric on Framing	5%			2034	* *	5	$2,300	
Glass Block	5%			LIFE	* *	10	$1,800	
Glass: Single Pane	10%			LIFE	* *	5	$13,700	
Gypsum Board	60%			LIFE	* *	5-10	$93,200	
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Room 118								
Granite Panels	5%			LIFE	* *	10	$1,800	
Wood	5%			LIFE	* *	5	$36,500	
Ceilings								
AcousTileSusp.Lay-In	55%			2046	* *	5	$94,700	
Exposed Struc: Concrete	20%			LIFE	* *	5-10	$43,000	
Exposed Struc: Steel	10%			LIFE	* *	10	$34,400	
Gypsum Board	10%			LIFE	* *	5-10	$59,200	
Wood	5%			LIFE	* *	5	$150,600	
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	100%			2053	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Site								
Explanation : This Is Actually A Granite Clad Wall								
Site Pavements								
Public Sidewalk								
Pavers/Stone	100%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Perimeter								
Explanation : This Is Actually An Asphalt Paver								
On-Site Walkways								
Pavers/Stone	75%			2042	* *			
Paver: Asphalt	25%			2042	* *	5	$5,500	
Activity Yard								
Pavers/Stone	100%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : East Side Of Building								
Explanation : This Is Actually A Rock Garden								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF JEWISH HERITAGE
Asset # : 4436

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	60%			2053	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing Electrical Room								
Explanation : Main Service Switch Rated At 5,000 Amperes								
Fused Disc Sw	30%			2043	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Old Wing Electrical Room								
Explanation : Main Service Switch Rated At 3,000 Amperes								
Photovoltaic Panel(s)	10%	Now	$5,300	2042	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : East Wing Roof								
Explanation : Inverters Failed Photovoltaic Panels Are Not Operational								
Transformers								
Dry Type	35%			2046	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing Electrical Room								
Explanation : One 34 Kilovolt-ampere, 230/2018/120 Volts								
Dry Type	65%			2046	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Two 34 Kilovolt-ampere For Photovoltaic System								
Switchgear / Switchboard								
Fused Disc Sw	70%			2053	* *	5	$300	
Molded Case Bkrs	30%			2053	* *	5	$900	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Molded Case Bkrs	30%			2041	* *	5	$900	
Molded Case Bkrs	70%			2049	* *	5	$2,100	
Wiring								
Thermoplastic	30%			2043	* *	1		
Thermoplastic	70%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2046	* *	5	$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Ground Connection Located On Combined Domestic/fire Pump Water Supply Line								
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$35,400	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF JEWISH HERITAGE
Asset # : 4436

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2042	* *	1	$44,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 610 Kilowatts Nameplate Rating Capacity								
Batteries								
Lead/Acid	100%			2027	$2,400	5	$4,300	
Fuel Storage								
Day Tank	100%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 50 Gallons								
Lighting								
Interior Lighting								
Fluorescent	10%			2038	* *	10	$10,500	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	40%			2038	* *	10	$42,200	
Compact Fluorescent Light, Extent : Light, Area Affected : 20%								
Location : 4th Floor Offices								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 80%								
Location : Throughout The Building								
HID	10%			2033		10	$400	
Incandescent	40%			2033	$657,300	2	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Exhibit Spaces								
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, LED	50%			2061	* *	1		
Exterior Lighting								
Fluorescent	20%	Now	$89,600	2043	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Exterior								
Explanation : Exterior Lighting Fixtures Are Not Operational								
Fluorescent	30%			2033	$134,400	10	$3,200	
No Component	50%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2048	* *	5	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Old Wing								
Explanation : Lightning Rods In The Old Wing Only								
Alarm								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF JEWISH HERITAGE
Asset # : 4436

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
Generic	100%			2038	* *	1	$43,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Galleries								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$70,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Galleries								
Explanation : Manual Pull Stations, Horns, Smoke Detectors, Strobe Lights And Alarm Bells								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Radiant Heater	10%			2028	$292,300	2	$5,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Duct Mounted Heaters								
Explanation : Electric Duct Heaters For Heat And Dehumidification								
No Component	90%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Noted Under Air Conditioning								
Terminal Devices								
Fan Coil Unit/Heat	100%			2028	$278,500	1	$37,100	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Heat Pump Air Sourced	95%			2027	$1,597,100	2	$6,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Rooftop Units								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 19 Rooftop Units								
Split Unit	5%			2033	$133,400			
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$187,000	

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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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	100%			2033	$325,200	2	$80,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$101,500	
Exhaust Fans								
Roof	100%			2028	$217,900	2	$3,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : House Duplex Pump Package								
Water Heater With Tanks								
Electric	100%			2031	$46,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : 30 Gallon Unit For Office Area And 50 Gallon Unit For Basement Lockers. Quantity 2								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2033	$58,800	4	$6,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Duplex Package								
Backflow Preventer								
Generic	100%			2033	$50,200	1	$7,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	60%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Two Units 1st To 4th Floor And One Unit Basement To 5th Floor Freight								
Explanation : 2 Passenger, 1 Freight								
Hydraulic	40%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 3rd Floor								
Explanation : 2 Passenger Elevators, Needs Repair								

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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
Vertical Transport								
Escalators								
Under 20' Rise	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Floors 1-2, 2-3 At Original Wing								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$58,000	
Sprinkler								
Generic	100%			2053	* *	1-2	$32,200	
Fire Pump								
Generic	100%			2036	* *	1	$21,500	

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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **MUSEUM OF THE CITY OF NEW YORK**		
Address	: **1220 FIFTH AVE. @ E. 104 STREET**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0013.000 / 2376**	**Yr Built/Renovated**	: **1929 / 2012**
Area Sq Ft	: **153,637**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **06-Apr-2021**	**Landmark Status**	: **EXTERIOR LANDMARK**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,4,Att**		
Block	: **1609** **Lot** : **1**	**BIN**	: **1074157**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$420,300	$237,600
Interior Architecture	$389,100	$5,268,300
Electrical		$70,500
Mechanical	$150,300	$919,300
Site Pavements	$109,200	
Total	**$1,068,900**	**$6,495,600**
Importance Code A	$420,300	$237,600
Importance Code B	$539,400	$1,596,900
Importance Code C	$109,200	$4,661,100
Total	**$1,068,900**	**$6,495,600**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$41,500	$9,600		$21,300
Interior Architecture	$20,700	$17,100	$7,200	$48,800
Electrical	$27,100	$27,900	$25,000	$30,500
Mechanical	$47,000	$68,800	$106,400	$57,900
Site Enclosure	$11,500			
Site Pavements	$31,600			
Elevators/Escalators	$14,800	$14,800	$14,800	$14,800
Total	**$194,100**	**$138,200**	**$153,400**	**$173,400**
Importance Code A	$56,700	$24,800	$15,200	$36,500
Importance Code B	$135,600	$113,400	$138,200	$122,500
Importance Code C	$1,800			$14,300
Total	**$194,100**	**$138,200**	**$153,400**	**$173,400**

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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF THE CITY OF NEW YORK
Asset # : 2376

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	55%	Now	$117,400	LIFE	* *	5	$66,500	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : South And North Porticos								
Masonry: Limestone	10%	Now	$76,500	LIFE	* *	5	$9,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Entry Portico								
Masonry: Marble	18%	0-2	$163,400	LIFE	* *	5	$16,300	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Worn/Eroded, Extent : Light, Area Affected : 10%								
Location : West Wall								
Metal Panel	2%			2042	* *	5-10	$16,600	
Metal Sect. OHD	2%			2037	* *	5	$7,600	
Marble Panels	5%			LIFE	* *	5	$4,500	
Window Wall	8%	0-2	$63,000	2042	* *	5	$18,100	
Caulking Deteriorated, Extent : Light, Area Affected : 15%								
Location : Courtyard								
Windows								
Aluminum	30%			2048	* *	5	$7,300	
Wood	70%			2048	* *	5	$171,100	
Parapets								
Glazed Ceramic Panel	5%			2042	* *	5-10	$4,800	
Masonry: Brick	68%			LIFE	* *	5	$6,100	
Masonry: Marble	25%			LIFE	* *	5	$2,800	
Metal Rail	2%			2045	* *	5-10	$3,200	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF THE CITY OF NEW YORK
Asset # : 2376

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	10%	2-4	$4,200	2037	* *			
Insul Miss/Displaced, Extent : Moderate, Area Affected : 5%								
Location : South Wing At Mechanical Penthouse								
Metal Panel	5%			2045	* *	10	$7,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Component Actually Standing Seam								
Plaza Roof: Stone Panels	12%			2052	* *			
Single Ply Membrane	15%			2037	* *	10	$12,400	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Northeast Corner								
Skylight, Metal/Glass	5%			2042	* *	10	$13,800	
Slate	50%	Now	$30,900	LIFE	* *			
Drains Clogged, Extent : Moderate, Area Affected : 5%								
Location : Between 4th And 5th Floor Landings - Main Stair								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Corridor - North Wing At Staff Bath, Main Stair Between 4th And 5th Floor Landings								
Sloped Glazing	3%			LIFE	* *	5	$33,200	
Soffits								
Stucco Cement	100%	2-4	$6,400	2037	* *	5	$3,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : North And South Porticos								
Interior								
Floors								
Carpet	15%			2033	$653,900	3	$69,000	
Cast in Place Concrete	13%			LIFE	* *	5	$65,400	
Ceramic Tile	5%			2041	* *	5	$11,500	
Marble Panels	20%	Now	$324,400	LIFE	* *	5	$34,500	
Horizontal Cracks, Extent : Light, Area Affected : 15%								
Location : North Wing								
Quarry Tile	2%			2049	* *	5	$6,900	
Sheet Vinyl/Rubber	10%			2037	* *	5	$34,500	
Vinyl Tile	5%			2032	$340,500	3	$4,300	
Wood	30%			2060	* *	5	$129,300	
Interior Walls								
Fabric on Framing	10%			2033	$4,443,900	5	$20,500	
Glass: Single Pane	3%			LIFE	* *	5	$9,200	
Gypsum Board	30%			LIFE	* *	5	$73,800	
Operable Wall	2%			2052	* *	5	$28,700	
Plaster	50%			LIFE	* *	5	$61,500	
Wood	5%			LIFE	* *	5	$82,000	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF THE CITY OF NEW YORK
Asset # : 2376

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2045	* *	5	$34,200	
Exposed Struc: Concrete	5%			LIFE	* *	5	$1,800	
Gypsum Board	48%			LIFE	* *	5	$136,600	
Metal Panel	2%			LIFE	* *	5	$5,700	
Plaster	30%			LIFE	* *	5	$42,700	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2052	* *			
Retaining Walls								
Masonry: Fieldstone	100%	2-4	$11,500	2042	* *			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : 5th Avenue Courtyard - Main Entrance - At Balustrade								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 5th Avenue Entry Courtyard								
Explanation : Component Actually Marble Panels And Balusters								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	93%	0-2	$29,700	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 5th Avenue And East 104th St Sidewalks								
Pavers/Stone	7%			2035	* *			
On-Site Walkways								
Masonry: Brick	10%	Now	$1,800	2042	* *			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Masonry: Granite	30%	2-4	$109,200	LIFE	* *			
Horizontal Cracks, Extent : Severe, Area Affected : 10%								
Location : North And South Loggias Flanking Courtyard								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Main Entry Stairs At 5th Avenue								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 5th Avenue Entry Stairs And Loggia								
Explanation : Component Actually Marble Slabs								
Pavers/Stone	60%			2041	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2058	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 3,000 Amperes And 2,000 Amperes.								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF THE CITY OF NEW YORK
Asset # : 2376

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	80%			2058	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 4- Vertical Sections								
Molded Case Bkrs	20%			2058	* *	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1- Vertical Section								
Raceway								
Conduit	100%			2058	* *	1		
Panelboards								
Molded Case Bkrs	100%			2054	* *	5	$4,000	
Wiring								
Thermoplastic	100%			2058	* *	1		
Motor Controllers								
Locally Mounted	10%			2049	* *	5	$100	
Variable Frequency Drive	90%			2049	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Condensation At Water Main Connection								
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$47,300	
Generators								
Diesel	100%			2045	* *	1	$59,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gallery Roof								
Explanation : Emergency Generator Rated At 300 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,600	5	$5,700	
Fuel Storage								
Day Tank	50%			2054	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gallery Roof								
Explanation : 150 Gallon Sub Base Tank								
Main Tank	50%			2067	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 8,000 Gallons Rated Capacity								
Lighting								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF THE CITY OF NEW YORK
Asset # : 2376

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	20%			2040	* *	10	$28,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Offices, Basement								
Fluorescent	10%			2040	* *	10	$14,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways								
Fluorescent	20%			2040	* *	10	$28,200	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	50%			2040	* *			
Egress Lighting								
Emergency, Service	50%			2040	* *	1		
Exit, LED	50%			2067	* *	1		
Exterior Lighting								
LED	10%			2040	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
No Component	90%							
Generic	10%			2067	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Air Terminals On The Two Chimneys								
Alarm								
Security System								
Generic	100%			2040	* *	1	$57,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Gallery, Hallways, Offices And Outside								
Explanation : CCTV Surveillance Cameras And Intrusion Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$94,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Addressable Fire Alarm System; Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF THE CITY OF NEW YORK
Asset # : 2376

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2052	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement Vault								
Explanation : 1- 8,000 Gallon Tank								
Conversion Equipment								
Steam Boiler	100%			2037	* *	1	$152,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement Boiler Room								
Explanation : 2 Units.								
Distribution								
Hot Wtr Piping/Pump	100%			2048	* *	4	$11,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : One Steam-to-hot Water Heat Exchanger.								
Terminal Devices								
Convector/Radiator	20%			2049	* *	1	$9,900	
No Component	80%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Sub-basement, 4th Floor, Attic								
Explanation : Air Handlers Include Steam And Hot Water Coils To Heat Outside Air. Refer To Air-conditioning Section.								
Air Conditioning								
Energy Source								
Electricity	100%			2048	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%	Now	$67,200	2041	* *	1	$149,600	
Malfunctioning, Extent : Severe, Area Affected : 10%								
Location : Sub-basement Mechanical Room Ll-26. Defective Compressor At Chiller.								
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Sub-basement Mechanical Room Ll-26. 2- 250 Ton Screw Type Chillers.								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement Mechanical Room Ll-26								
Explanation : 2- Heat Exchangers Each Utilized For Either Free Cooling Or Mechanical Cooling.								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2058	* *	4	$7,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement Mechanical Room Ll-26								
Explanation : 3- Chilled Water Pumps And 3 Condenser Water Pumps.								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF THE CITY OF NEW YORK
Asset # : 2376

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	90%			2037	* *	1	$85,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement, 4th Floor, Attic								
Explanation : Air Handlers Include Steam, Hot Water And Chilled Water Coils.								
Fan Coil - 4 Pipe	10%			2037	* *	1	$5,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Rooms, Stairwells, Storage Rooms And Other Locations.								
Explanation : Fan Coil Units.								
Heat Rejection								
Water Cooling Tower	100%	Now	$83,200	2033	$831,800	2	$123,700	
Malfunctioning, Extent : Severe, Area Affected : 10%								
Location : 2nd Floor Roof. Defective Fan At Cooling Tower.								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$85,700	
Exhaust Fans								
Interior	75%			2037	* *	2	$3,500	
Roof	25%			2037	* *	2	$1,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	* *	1		
Booster Pump w/Tank, Extent : Light, Area Affected : 100%								
Location : Boiler Room. 2 Pumps.								
Water Heater With Tanks								
Gas Fired	100%			2030	$18,300	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2-100 Gallon Units.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2037	* *	4	$4,900	
Backflow Preventer								
Generic	100%			2040	* *	1	$9,400	
Fixtures								
Generic	100%							
Vertical Transport								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF THE CITY OF NEW YORK
Asset # : 2376

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit From Ground To 5th Floor, 2 Units From Sub-basement To 5th Floor								
Explanation : 3 Units								
Fire Suppression								
Standpipe								
Generic	100%			2058	* *	1-5	$77,500	
Sprinkler								
Generic	100%			2058	* *	1-2	$43,000	
Fire Pump								
Generic	100%			2041	* *	1	$28,700	
Chemical System								
Generic	100%			2031	$87,500	1-3	$74,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor Kitchen								
Explanation : 1 Set								

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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 : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **NEW YORK BOTANICAL GARDEN CAFE AND VISITOR CENTER**		
Address	: **SOUTHERN BLVD. @200TH STREET**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0010.240 / 13921**	**Yr Built/Renovated**	: **2003 / 2013**
Area Sq Ft	: **6,112**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **08-Mar-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **3272** **Lot** : **1**	**BIN**	:

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture		$106,400
Mechanical		$100,300
Site Pavements	$506,900	
Total	**$506,900**	**$206,700**
Importance Code A		$106,400
Importance Code B		$100,300
Importance Code C	$506,900	
Total	**$506,900**	**$206,700**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$11,300	$19,600		
Interior Architecture			$500	
Electrical	$200	$5,400	$300	$200
Mechanical	$5,800	$23,400	$1,000	$300
Total	**$17,200**	**$48,400**	**$1,800**	**$400**
Importance Code A	$11,600	$19,900	$400	$200
Importance Code B	$5,600	$28,600	$1,400	$200
Importance Code C				
Total	**$17,200**	**$48,400**	**$1,800**	**$400**

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Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CAFE AND VISITOR CENTER
Asset # : 13921

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Fieldstone	35%			LIFE	* *	5	$5,500	
Metal Panel	25%			2050	* *	5-10	$36,000	
Pre-Cast Concrete	5%			LIFE	* *	5	$3,400	
Stucco Cement	10%			2043	* *	5	$5,200	
Window Wall	25%			2050	* *	5	$19,600	
Roof								
Metal Panel	80%	Now	$4,800	2043	* *			
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : At Exterior And Interior Skylights								
Single Ply Membrane	10%	4+	$800	2035	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Ticket Booth And Cafe								
Skylight, Plastic	10%	Now	$4,500	2043	* *	1		
Water Penetration, Extent : Moderate, Area Affected : 50%								
Location : Interior And Exterior Skylights								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Covered Entrance								
Explanation : Canopy Skylights								
Soffits								
Fiberglass Panel	10%	4+	$1,100	2039	* *	5	$4,400	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Outside Canopy At Skylights								
Wood	90%			2043	* *	5	$106,400	
Interior								
Floors								
Carpet	2%			2029	$3,200	3	$300	
Cast in Place Concrete	5%			LIFE	* *	5	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside Berm								
Explanation : Mechanical Spaces								
Panel/Paver: Bluestone	55%			LIFE	* *	5	$3,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Outdoor Entrance Canopy, Cafeteria Floor								
Explanation : Plaza Floor								
Vinyl Tile	38%			2035	* *	3	$1,300	
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Gypsum Board	70%			LIFE	* *	5	$5,000	
Masonry: Fieldstone	10%			LIFE	* *			
Metal Panel	10%			LIFE	* *			

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CAFE AND VISITOR CENTER
Asset # : 13921

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2043	* *	5	$1,400	
Exposed Struc: Concrete	10%			LIFE	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Outdoor Entrance								
Explanation : Stucco Ceiling								
Exposed Struc: Wood	75%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 45%								
Location : Main Entrance								
Explanation : Includes Covered Outdoor Area								
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	100%			2050	* *			
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%			2039	* *			
Parking/Driveway								
Asphalt	100%	Now	$506,900	2039	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Main Parking Lot								
Activity Yard								
Asphalt	10%			2039	* *			
Other Observation, Extent : Light, Area Affected : 10%								
Location : Outside Plaza Area								
Explanation : Asphalt Paver Blocks								
Pavers/Stone	90%			2039	* *			
Other Observation, Extent : Light, Area Affected : 90%								
Location : Plaza								
Explanation : Slate Pavers								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Transformers								
Dry Type	100%			2043	* *	3		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : One 500 Kilovolt-ampere, 4,160 High Voltage 240/120 Low Voltage								
Feeders								
Cable	100%			2046	* *	1		
Raceway								
Conduit	100%			2050	* *	1		
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
NEW YORK BOTANICAL GARDEN CAFE AND VISITOR CENTER
Asset # : 13921

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	70%			2050	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,500 Ampere Main Disconnect Switch								
Fused Disc Sw	30%			2050	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2043	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 150 Kilovolt-ampere, 480/277 High Voltage 208 Low Voltage								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2050	* *	5		
Raceway								
Conduit	100%			2050	* *	1		
Panelboards								
Fused Disc Sw	5%			2046	* *	5		
Molded Case Bkrs	95%			2046	* *	5	$200	
Wiring								
Thermoplastic	100%			2050	* *	1		
Motor Controllers								
Locally Mounted	100%			2043	* *	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	60%			2035	* *	10	$3,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen, Offices, Locker Room, Mechanical And Electrical Room								
Explanation : T-8 Lamps								
Fluorescent	20%			2035	* *	10	$1,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Cafe Area								
LED	20%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2035	* *	10	$700	
Exit, Service	50%			2035	* *	1		
Exterior Lighting								
HID	50%			2035	* *	10		
No Component	50%							
Alarm								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CAFE AND VISITOR CENTER
Asset # : 13921

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
No Component	70%							
Generic	30%			2038	* *	1	$700	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	* *	1-3	$1,100	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	25%			2050	* *	1		
Natural Gas	75%			2050	* *	1		
Conversion Equipment								
Furnace	75%			2030	$13,900	1	$2,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside The Building								
Explanation : 2 Units. 1 Hot Water Boiler In Boiler Room For Ice Melting System Not Heating								
Radiant Heater	25%			2030	$38,800	2	$700	
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%			2046	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2030	$100,300	2	$400	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units, Outside								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	$5,200	LIFE	* *	2-5	$3,400	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Outside								
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Outside								
Exhaust Fans								
Roof	100%			2030	$11,600	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	* *	1		
Water Heater With Tanks								
Electric	100%			2025	$23,100	4		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CAFE AND VISITOR CENTER
Asset # : 13921

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2035	* *	1	$400	

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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **NEW YORK BOTANICAL GARDEN CONSERVATORY**		
Address	: **SOUTHERN BLVD. @200TH STREET**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0010.050 / 1577**	**Yr Built/Renovated**	: **1901 / 1997**
Area Sq Ft	: **57,350**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **12-Mar-2019**	**Landmark Status**	: **EXTERIOR LANDMARK**
Areas Surveyed	: **Basement, Roof, Floors 1**		
Block	: **3272** **Lot** : **1**	**BIN**	: **2109455**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$7,844,300	$1,838,700
Interior Architecture	$259,400	$84,500
Electrical		$1,097,800
Mechanical	$517,800	$4,799,200
Total	**$8,621,500**	**$7,820,200**
Importance Code A	$8,165,800	$1,838,700
Importance Code B	$455,700	$5,981,500
Total	**$8,621,500**	**$7,820,200**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$43,800			
Interior Architecture	$28,200		$14,500	
Electrical	$9,800	$6,600	$5,900	$5,600
Mechanical	$100,800	$49,000	$9,900	$9,300
Site Pavements	$43,900			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$230,500**	**$59,600**	**$34,300**	**$18,900**
Importance Code A	$43,800	$5,800	$5,700	$5,700
Importance Code B	$140,500	$53,800	$28,600	$13,200
Importance Code C	$46,100			
Total	**$230,500**	**$59,600**	**$34,300**	**$18,900**

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CONSERVATORY
Asset # : 1577

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Iron	10%	Now	$65,700	LIFE	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 20%								
Location : Primary Entrance Vestibules								
Masonry: Brick	5%	Now	$20,100	LIFE	* *	5	$2,300	
Diagonal Cracks, Extent : Severe, Area Affected : 10%								
Location : Restroom Wing								
Horizontal Cracks, Extent : Severe, Area Affected : 10%								
Location : Restroom Wing								
Masonry: Limestone	25%	2-4	$19,200	LIFE	* *	5	$8,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Window Wall	55%	Now	$142,600	2050	* *	5	$47,000	
Corrosion/Rusting, Extent : Severe, Area Affected : 15%								
Location : Interior Face Of Window Walls								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout Vertical Window Wall								
Explanation : Framing Made Of Cast Iron								
Wood	5%	Now	$66,000	2043	* *	5	$5,700	1
Deteriorated Finish, Extent : Severe, Area Affected : 35%								
Location : Secondary Entry Vestibules								
Dry Rot/Decay, Extent : Severe, Area Affected : 30%								
Location : Secondary Entry Vestibules								
Windows								
Steel	10%			2038	* *	5	$61,000	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Upper								
Explanation : Cast Iron - Operable Portion Of Windows								
No Component	90%							

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 CONSERVATORY
Asset # : 1577

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	5%	Now	$101,500	2040	* *			
Blisters, Extent : Severe, Area Affected : 10%								
Location : Over Restrooms								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Over Boiler Room								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Over Restroom								
Roll Roofing	8%	Now	$4,500	2026	$90,300	5	$10,800	
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Tunnel Connector								
Skylight, Metal/Glass	2%			2040	* *	10	$10,800	
Sloped Glazing	85%	Now	$7,378,200	LIFE	* *	5	$1,838,700	1
Condensation Present, Extent : Moderate, Area Affected : 25%								
Location : Green Mildew Visible At Glazing Joints - Throughout								
Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
Location : Interior Cast Iron Face Of Framing								
Glazing Clouded, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%								
Location : Corroded Gutters In Various Locations								
Caulking Deteriorated, Extent : Severe, Area Affected : 25%								
Location : Lower Portion Of Slope								
Other Observation, Extent : 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	
Ceramic Tile	5%	2-4	$25,900	2026	$259,400	5	$2,100	
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Bathrooms								
Panel/Paver: Cer/Brk	15%			2046	* *	5	$29,000	
Panel/Paver: Bluestone	30%			LIFE	* *	5	$19,300	
Terrazzo	5%			LIFE	* *	5	$3,400	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%	2-4	$2,300	2045	* *	5		
Worn/Eroded, Extent : Severe, Area Affected : 100%								
Location : Bathrooms Throughout								
Concrete Masonry Unit	25%			LIFE	* *	5	$100	
Masonry: Brick	30%			LIFE	* *			
Masonry: Fieldstone	5%			LIFE	* *			
Metal Panel	5%			LIFE	* *			
Plaster	5%			LIFE	* *	5		
No Component	20%							

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK 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
Interior								
Ceilings								
Exposed Struc: Concrete	15%			LIFE	* *	5	$2,000	
Metal Panel	5%			LIFE	* *	5	$5,400	
Plaster	5%			LIFE	* *	5	$2,700	
No Component	75%							
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	* *			
Retaining Walls								
Cast in Place Concrete	100%			2065	* *			
Site Pavements								
On-Site Walkways								
Asphalt	90%	Now	$43,900	2039	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 30%								
Location : Court Area								
Explanation : Asphalt Pavers								
Cast in Place Concrete	5%			2043	* *			
Masonry: Granite	2%			LIFE	* *			
Pavers/Stone	3%			2039	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Transformers								
Dry Type	100%			2028	$181,700	3	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : One 750 Kilovolt-ampere, 4,160 High Voltage 208/120 Low Voltage								
Feeders								
Cable	100%			2029	$21,800	1		
Raceway								
Conduit	100%			2030	$59,100	1		
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2040	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,200 Ampere Main Disconnect Switch For House No.1, No.2 And No.3								
Fused Disc Sw	50%			2030	$24,300	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside The Building								
Explanation : Four 400 Ampere Main Disconnect Switch For House No.4, No.5, Conservatory And Nolen Satallite								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CONSERVATORY
Asset # : 1577

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2040	* *	5	$1,500	
Raceway								
Conduit	70%			2030	$47,200	1		
Conduit	30%			2040	* *	1		
Panelboards								
Fused Disc Sw	10%			2029	$4,300	5	$100	
Molded Case Bkrs	60%			2029	$25,700	5	$900	
Molded Case Bkrs	30%			2038	* *	5	$500	
Wiring								
Thermoplastic	30%			2040	* *	1		
Thermoplastic	70%			2030	$45,200	1		
Motor Controllers								
Locally Mounted	30%			2035	* *	5	$100	
Locally Mounted	60%			2028	$59,400	5	$200	
Variable Frequency Drive	10%			2047	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Water Main								
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	* *	1	$17,600	
Generators								
Diesel	100%			2033	$67,400	1	$22,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : One 125 Kilowatt								
Batteries								
Lead/Acid	100%			2024	$2,600	5	$2,100	
Fuel Storage								
Main Tank	100%			2045	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Outside								
Explanation : One 250 Gallons								
Lighting								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CONSERVATORY
Asset # : 1577

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	50%			2030	$501,700	10	$26,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Using T-8 Lamps								
Fluorescent	5%			2030	$50,200	10	$2,600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	45%			2038	* *			
Egress Lighting								
Emergency, Service	50%			2030	$18,900	1		
Exit, Service	50%			2030	$13,300	1		
Exterior Lighting								
HID	30%			2030	$86,100	10	$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	$34,600	1	$6,400	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	* *	1-3	$10,600	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2040	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : No. 4 Oil And Gas								
Conversion Equipment								
Steam Boiler	100%	0-2	$321,500	2050	* *	1	$51,100	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Boiler Shells								
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Oil Leaking From Burners								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Boiler Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units. 1 Heat Exchanger With Is On Extended Life Time And Rusted.								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CONSERVATORY
Asset # : 1577

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	$80,700	2055	* *	4	$2,800	
Corroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Connections, Throughout								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Terminal Devices								
Air Handler	10%			2025	$115,700	1	$3,600	
Convector/Radiator	90%	0-2	$45,200	2028	$452,400	1	$15,000	
Damaged, Extent : Moderate, Area Affected : 30%								
Location : The Covers, Various Locations								
Leak Evident, Extent : Moderate, Area Affected : 80%								
Location : The Connections, Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%			2025	$33,700	2	$200	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof Of Office								
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%	0-2	$5,400	LIFE	* *	2-5	$3,200	
Damaged, Extent : Moderate, Area Affected : 30%								
Location : The Louver Of Boiler Room								
No Component	90%							
Exhaust Fans								
Interior	10%			2030	$27,300	2	$200	
Roof	5%			2025	$6,000	2	$100	
No Component	85%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		
Water Heater With Tanks								
Electric	100%			2024	$25,300	4		
Sanitary Piping								
Cast Iron	100%	0-2	$15,500	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Storm Drain Piping								
Cast Iron	10%			LIFE	* *	1		
No Component	90%							

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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
Plumbing								
Pool Filter/Treatment								
Sand	100%			2028	$4,160,500	4	$21,300	
Backflow Preventer								
Generic	100%			2030	$27,500	1	$3,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Service Elevator From Basement To 1st Floor								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	85%							
Generic	15%			2030	$127,500	1-2	$2,400	
Fire Pump								
Generic	100%	0-2	$1,200	2033	$58,700	1	$9,600	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Boost Pump								

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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **NEW YORK BOTANICAL GARDEN EDIBLE ACADEMY BUILDING**		
Address	: **2900 SOUTHERN BLVD**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0010.290 / 15215**	**Yr Built/Renovated**	: **2018 /**
Area Sq Ft	: **3,500**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **07-Jun-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1**		
Block	: **4336** **Lot** : **1**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture				
Interior Architecture	$15,500	$300	$300	
Electrical	$400	$400	$400	$300
Total	**$15,900**	**$700**	**$700**	**$300**
Importance Code A				
Importance Code B	$12,000	$700	$600	$300
Importance Code C	$3,900		$100	
Total	**$15,900**	**$700**	**$700**	**$300**

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN EDIBLE ACADEMY BUILDING
Asset # : 15215

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cement - Fiber Panel	100%			2041	* *	10	$21,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Facade								
Explanation : Hardie Board Panels								
Roof								
Green, Roof Inaccessible	70%			LIFE	* *			
Metal Panel	30%			2050	* *	10	$3,100	
Soffits								
Cement - Fiber Panel	100%			2041	* *	10		
Interior								
Floors								
Cast in Place Concrete	90%			LIFE	* *	5	$17,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Hallways								
Ceramic Tile	10%			2046	* *	5	$500	
Interior Walls								
Ceramic Tile	5%			2046	* *	5	$200	
Concrete Masonry Unit	10%			LIFE	* *	5	$300	
Gypsum Board	85%			LIFE	* *	5-10	$5,800	
Ceilings								
AcousTileSusp.Lay-In	15%			2050	* *	5	$700	
Exposed Struc: Wood	15%			LIFE	* *	10	$1,000	
Fiber Board	50%			2041	* *			
Gypsum Board	15%			LIFE	* *	5-10	$2,300	
Metal Panel	5%			LIFE	* *	5	$600	
Site Enclosure								
Fence/Gates								
Aluminum Rail	100%			2050	* *	5-10		
Retaining Walls								
Cast in Place Concrete	100%			2077	* *			
Site Pavements								
On-Site Walkways								
Asphalt	30%			2046	* *			
Cast in Place Concrete	60%			2050	* *			
Wood	10%			2032		1-3		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Deck								
Explanation : Composite Wood Decking								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN EDIBLE ACADEMY BUILDING
Asset # : 15215

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Transformers								
Dry Type	100%			2050	* *	3		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 4,160 Volts Primary 208 Volts Secondary								
Feeders								
Cable	100%			2055	* *	1		
Raceway								
Conduit	100%			2059	* *	1		
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	80%			2059	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Ampere Main Disconnect Switch								
Photovoltaic Panel(s)	20%			2046	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 60 Ampere Main Disconnect Switches								
Transformers								
Dry Type	100%			2050	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 45 Kilovolt Amperes 208 Primary Volts, 208 Secondary Volts								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2059	* *	5		
Raceway								
Conduit	100%			2059	* *	1		
Panelboards								
Fused Disc Sw	2%			2055	* *	5		
Molded Case Bkrs	98%			2055	* *	5	$100	
Wiring								
Thermoplastic	100%			2059	* *	1		
Motor Controllers								
Locally Mounted	50%			2050	* *	5		
Variable Frequency Drive	50%			2050	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
LED	100%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2041	* *	10	$400	
Exit, LED	50%			2068	* *	1		

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN EDIBLE ACADEMY BUILDING
Asset # : 15215

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
LED	20%			2041	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Camera								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$2,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Horns, Alaarm Bell, Pull Boxes, Smoke Detectors And Fire Alarm Panel								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Instantaneous Hot Water								
Electric	100%			2038	* *			

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **NEW YORK BOTANICAL GARDEN EDIBLE ACADEMY COMPOSTING BTHRM**		
Address	: **2900 SOUTHERN BLVD**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0010.320 / 15540**	**Yr Built/Renovated**	: **2018 /**
Area Sq Ft	: **787**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **07-Jun-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1**		
Block	: **Lot** :	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture				
Interior Architecture	$9,900		$400	
Electrical				
Mechanical				
Total	**$9,900**	**$100**	**$400**	
Importance Code A				
Importance Code B	$2,100		$400	
Importance Code C	$7,800			
Total	**$9,900**	**$100**	**$400**	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN EDIBLE ACADEMY COMPOSTING BTHRM
Asset # : 15540

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cement - Fiber Panel	100%			2041	* *	10	$11,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Facade								
Explanation : Hardie Board Siding								
Windows								
Aluminum	100%			2055	* *	5	$100	
Roof								
Metal Panel	100%			2050	* *	10	$3,300	
Soffits								
Cement - Fiber Panel	100%			2041	* *	10		
Interior								
Floors								
Cast in Place Concrete	30%			LIFE	* *	5	$900	
Sheet Vinyl/Rubber	70%			2041	* *	5	$800	
Interior Walls								
Gypsum Board	100%			LIFE	* *	5-10	$12,100	
Ceilings								
Gypsum Board	100%			LIFE	* *	5-10	$2,500	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2050	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2059	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 100 Ampere Main Disconnect Switch								
Raceway								
Conduit	100%			2059	* *	1		
Panelboards								
Molded Case Bkrs	100%			2055	* *	5		
Wiring								
Thermoplastic	100%			2059	* *	1		
Motor Controllers								
Locally Mounted	100%			2050	* *	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5		
Lighting								
Interior Lighting								
LED	100%			2041	* *			

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

DEPARTMENT OF CULTURAL AFFAIRS - 126

NEW YORK BOTANICAL GARDEN EDIBLE ACADEMY COMPOSTING BTHRM

Asset # : 15540

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			2041	* *	10	$100	
Exit, Service	50%			2041	* *	1		
Exterior Lighting								
LED	20%			2041	* *			
No Component	80%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Fan Coil Unit/Heat	100%			2033	$19,100	1	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Electric	100%			2031	$23,100	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2038	* *	1	$100	
Fixtures								
Generic	100%							

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **NEW YORK BOTANICAL GARDEN EDIBLE ACADEMY GREENHOUSE**
Address : **2900 SOUTHERN BLVD**
Borough : **BRONX**
Program / Asset # : **DCA0010.300 / 15538**
Area Sq Ft : **1,770**
Date of Survey : **07-Jun-2022**
Areas Surveyed : **Roof, Floors 1**
Block : **Lot** : **BIN** :

Agency's Number : **N/A**
Yr Built/Renovated : **2018 /**
Project Type : **CULTURAL AFFAIRS**
Landmark Status : **NONE**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$174,900	$174,900
Total	**$174,900**	**$174,900**
Importance Code A	$174,900	$174,900
Total	**$174,900**	**$174,900**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$22,300	$1,200		
Interior Architecture	$20,000			
Electrical	$100	$100	$100	$100
Mechanical	$100	$100	$100	$100
Total	**$42,500**	**$1,300**	**$100**	**$100**
Importance Code A	$22,400	$1,200		
Importance Code B	$20,100	$200	$100	$100
Total	**$42,500**	**$1,300**	**$100**	**$100**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN EDIBLE ACADEMY GREENHOUSE
Asset # : 15538

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	100%			LIFE	* *	5	$44,700	
Windows								
Aluminum	100%			2055	* *	5	$2,300	
Roof								
Sloped Glazing	100%			LIFE	* *	5	$349,900	
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	$40,000	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2077	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2059	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Area								
Explanation : One 100 Ampere Main Disconnect Switch								
Raceway								
Conduit	100%			2059	* *	1		
Panelboards								
Molded Case Bkrs	100%			2055	* *	5		
Wiring								
Thermoplastic	100%			2059	* *	1		
Motor Controllers								
Locally Mounted	100%			2050	* *	5		
Lighting								
Interior Lighting								
LED	100%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2041	* *	10	$200	
Exit, LED	50%			2068	* *	1		
Exterior Lighting								
LED	20%			2041	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Exterior								
Explanation : CCTV Surveillance Camera								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN EDIBLE ACADEMY GREENHOUSE
Asset # : 15538

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Fan Coil Unit/Heat	100%			2038	* *	1	$600	
Ventilation								
Exhaust Fans								
Interior	100%			2038	* *	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Electric	100%			2031	$23,100	4		
Fixtures								
Generic	100%							

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **NEW YORK BOTANICAL GARDEN EDIBLE ACADEMY SOLAR PAVILION**		
Address	: **2900 SOUTHERN BLVD**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0010.310 / 15539**	**Yr Built/Renovated**	: **2018 /**
Area Sq Ft	: **1,045**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **07-Jun-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **Lot** :	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture				
Electrical	$100	$100		
Mechanical				
Total	**$100**	**$100**		
Importance Code A				
Importance Code B		$100		
Total	**$100**	**$100**		

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN EDIBLE ACADEMY SOLAR PAVILION
Asset # : 15539

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Metal Panel	100%			2050	* *	10	$18,900	
Soffits								
Wood	100%			2050	* *	5		
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%			2059	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Columns Of Pavilion								
Explanation : Wood Post								
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Walkways								
Explanation : Composite Gravel With Epoxy Binder								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	90%			2059	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside The Pavilion								
Explanation : One 150 Ampere Main Disconnect Switch								
Photovoltaic Panel(s)	10%			2046	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside The Pavilion								
Explanation : One 60 Ampere Main Disconnect Switch								
Raceway								
Conduit	100%			2059	* *	1		
Panelboards								
Molded Case Bkrs	100%			2055	* *	5		
Wiring								
Thermoplastic	100%			2059	* *	1		
Lighting								
Interior Lighting								
LED	100%			2041	* *			
Alarm								
Security System								
Generic	100%			2041	* *	1	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : CCTV Surveillance Camera								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126

NEW YORK BOTANICAL GARDEN EDIBLE ACADEMY SOLAR PAVILION

Asset # : 15539

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Electric	100%			2031	$23,100	4		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor								
Explanation : Tankless Water Heater								

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **NEW YORK BOTANICAL GARDEN HARDING LABORATORY**
Address : **SOUTHERN BLVD. @200TH STREET**
Borough : **BRONX**
Agency's Number : **N/A**
Program / Asset # : **DCA0010.080 / 2372**
Yr Built/Renovated : **1955 / 1997**
Area Sq Ft : **21,568**
Project Type : **CULTURAL AFFAIRS**
Date of Survey : **07-Mar-2019**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **3272** **Lot** : **1**
BIN :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$1,634,100	$54,500
Interior Architecture	$420,300	$545,800
Electrical	$480,900	$344,500
Mechanical	$551,000	$734,200
Site Pavements	$80,000	
Total	**$3,166,400**	**$1,679,000**
Importance Code A	$1,634,100	$788,700
Importance Code B	$1,452,200	$811,100
Importance Code C	$80,000	$79,200
Total	**$3,166,400**	**$1,679,000**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$3,200	$10,600		
Interior Architecture	$80,700		$3,200	$3,200
Electrical	$15,900	$140,800	$600	$600
Mechanical	$101,500	$1,100	$6,400	$1,100
Site Enclosure	$3,000			
Site Pavements	$8,500			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$216,800**	**$156,500**	**$14,200**	**$8,900**
Importance Code A	$5,900	$10,700	$2,700	
Importance Code B	$196,100	$145,900	$11,500	$8,900
Importance Code C	$14,800			
Total	**$216,800**	**$156,500**	**$14,200**	**$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
NEW YORK BOTANICAL GARDEN HARDING LABORATORY
Asset # : 2372

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	$278,400	LIFE	* *	5	$17,300	1
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Penthouse								
Horizontal Cracks, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Loose Units, Extent : Severe, Area Affected : 10%								
Location : Penthouse, Above Window Lintels								
Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
Location : Throughout, Penthouse								
Rusting Masonry Supt, Extent : Severe, Area Affected : 25%								
Location : Lintels And Spandrels Throughout								
Spalling, Extent : Severe, Area Affected : 5%								
Location : Penthouse								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Penthouse								
Masonry: Granite	10%			LIFE	* *	5	$2,200	
Stucco Cement	10%	Now	$3,200	2035	* *	5	$3,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Overhang								
Window Wall	20%	Now	$68,400	2050	* *	5	$10,800	
Air Infiltration, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Caulking Deteriorated, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Various Laboratories And Offices								
Windows								
Aluminum	95%	Now	$889,500	2055	* *	5	$9,600	
Unit Inoperable, Extent : Severe, Area Affected : 40%								
Location : First Floor Laboratories, Various Others								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : All Windows								
Explanation : Single Pane Non-energy Efficiency Windows								
Metal Louvers	5%			2033	$54,500	10	$6,300	
Parapets								
Metal Rail	15%			2035	* *	5-10	$17,500	
No Component	85%							

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HARDING LABORATORY
Asset # : 2372

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Single Ply Membrane	100%	Now	$397,800	2040	* *			1
Adhesion Failure, Extent : Severe, Area Affected : 10%								
Location : Main Roof								
Blisters, Extent : Severe, Area Affected : 25%								
Location : Roof								
Ponding, Extent : Severe, Area Affected : 40%								
Location : Roof								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$18,900	
Ceramic Tile	15%			2026	$357,100	5	$6,500	
Terrazzo	5%			LIFE	* *	5	$1,700	
Vinyl Tile	40%			2030	$466,600	3	$8,600	
Vinyl Tile	10%	Now	$35,000	2040	* *	3	$1,600	
Misaligned/Bulging, Extent : Moderate, Area Affected : 100%								
Location : Corridors								
Vinyl Tile 9" X 9"	10%	Now	$37,300	2040	* *	3	$1,600	
Adhesion Failure, Extent : Severe, Area Affected : 50%								
Location : Basement, 1st Floor								
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Basement, Toilet Room								
Interior Walls								
Ceramic Tile	5%			2033	$79,200	5	$1,500	
Concrete Masonry Unit	35%			LIFE	* *	5	$4,100	
Gypsum Board	15%			LIFE	* *	5	$2,700	
Plaster	45%	Now	$6,300	LIFE	* *	5	$4,000	
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : At Bulkheads, Various Laboratories And Classrooms, At Window Openings								
Ceilings								
AcousTileSusp.Lay-In	90%	Now	$63,200	2035	* *	5	$19,500	
Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
Location : Laboratories And Hallways								
Exposed Struc: Concrete	10%			LIFE	* *	5	$700	
Site Enclosure								
Fence/Gates								
Iron Picket	95%			2065	* *			
Wood	5%			2031				
Retaining Walls								
Concrete Masonry Unit	100%	4+	$3,000	2040	* *			
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Explanation : Joint Mortar Missing / Eroded								
Site Pavements								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HARDING LABORATORY
Asset # : 2372

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Asphalt	100%	Now	$8,500	2033	$42,600			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Parking/Driveway								
Asphalt	100%	Now	$80,000	2039	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	$14,700	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	$127,000	5	$100	
Raceway								
Conduit	100%			2030	$59,800	1		
Panelboards								
Fused Disc Sw	5%			2029	$4,900	5		
Fused Knife Sw	5%	2-4	$4,900	2055	* *	5		
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Molded Case Bkrs	90%			2029	$87,700	5	$500	
Wiring								
Braided Cloth	80%	2-4	$60,300	2055	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2030	$15,100	1		
Motor Controllers								
Locally Mounted	100%			2028	$70,000	5	$100	
Ground								
Grounding Devices								
Generic	100%	Now	$10,200	LIFE	* *	5	$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main 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
NEW YORK BOTANICAL GARDEN HARDING LABORATORY
Asset # : 2372

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	100%			2025	$420,600	10	$26,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Using T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2025	$23,700	10	$3,500	
Exit, Service	50%			2025	$6,100	1		
Exterior Lighting								
HID	30%			2025	$29,500	10		
Incandescent	20%			2025	$22,600	2		
No Component	50%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2025	$11,900	1	$2,400	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2025	$16,300	1-3	$4,000	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2040	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Temporary Electric Heat, Building Is Mostly Abandoned								
Conversion Equipment								
Radiant Heater	100%			2030	$734,200	2	$13,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : 25 Radiant Units Being Used To Substitute The Abandoned Radiators.								
Distribution								
Central Plant Steam Piping/Pmp	100%	0-2	$158,700	2060	* *	4	$1,400	
Abandoned in Place, Extent : Moderate, Area Affected : 100%								
Location : All Piping, Throughout Piping								
Leak Evident, Extent : Severe, Area Affected : 50%								
Location : Throughout Piping. Low Pressure Steam From Library Building								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HARDING LABORATORY
Asset # : 2372

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	25%	0-2	$53,100	2040	* *	1	$4,000	
Abandoned in Place, Extent : Moderate, Area Affected : 100%								
Location : 1 Unit Remains In Basement								
Convector/Radiator	75%	0-2	$103,800	2050	* *	1	$6,300	
Abandoned in Place, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	50%	0-2	$111,500	2035	* *	2	$700	
Abandoned in Place, Extent : Moderate, Area Affected : 100%								
Location : 1 Condemned Unit Remains In 3rd Floor.								
Window/Wall Unit	20%	0-2	$12,800	2030	$21,400	1		
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	$123,900	LIFE	* *	2-5	$16,100	
Abandoned in Place, Extent : Moderate, Area Affected : 100%								
Location : Throughout, This Equipment Has Not Been Used For Many Years								
Needs Cleaning, Extent : Moderate, Area Affected : 100%								
Location : Throughout, This Equipment Has Not Been Used For Many Years								
Exhaust Fans								
Interior	25%	0-2	$31,300	2040	* *	2	$200	
Abandoned in Place, Extent : Moderate, Area Affected : 100%								
Location : Penthouse								
Interior	75%			2040	* *	2	$700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	$36,200	2060	* *	1		
Abandoned in Place, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Water Heater With Tanks								
Electric	15%	0-2	$100	2030	$3,500	4		
Abandoned in Place, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Electric	85%			2030	$19,600	4		
HW Heat Exchanger								
High Temp	100%	0-2	$7,000	2060	* *	4	$2,900	
Abandoned in Place, Extent : Moderate, Area Affected : 100%								
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
NEW YORK BOTANICAL GARDEN HARDING LABORATORY
Asset # : 2372

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	100%	0-2	$7,100	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 40%								
Location : Water Backs Up In Basement And Outside The Building.								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$4,200	2040	* *	4	$500	
Abandoned in Place, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Fixtures								
Generic	100%							
Abandoned in Place, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Condemn Unit								

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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **NEW YORK BOTANICAL GARDEN HORTICULTURE / FACILITIES BLDG**		
Address	: **SOUTHERN BLVD. @200TH STREET**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0010.220 / 2374**	**Yr Built/Renovated**	: **1940 / 2010**
Area Sq Ft	: **5,400**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **12-Mar-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1**		
Block	: **3272** **Lot** : **1**	**BIN**	:

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture		$7,700		$100
Interior Architecture	$47,700			$600
Electrical	$500	$6,900	$600	$500
Mechanical	$6,200	$500	$500	$500
Total	**$54,500**	**$15,000**	**$1,100**	**$1,600**
Importance Code A	$300	$7,900	$300	$300
Importance Code B	$6,500	$7,100	$900	$1,300
Importance Code C	$47,700			
Total	**$54,500**	**$15,000**	**$1,100**	**$1,600**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HORTICULTURE / FACILITIES BLDG
Asset # : 2374

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	* *	5	$12,900	
Spalling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : Basement Foundation Walls								
Windows								
Aluminum	100%			2052	* *	5	$100	
Roof								
Asphalt Shingle	50%			2043	* *	10	$1,300	
Modified Bitumen	50%			2035	* *	10	$7,700	
Interior								
Floors								
Cast in Place Concrete	90%			LIFE	* *	5	$15,300	
Horizontal Cracks, Extent : Light, Area Affected : 15%								
Location : Throughout, Locker Room								
Quarry Tile	10%			2047	* *	5	$1,200	
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	5%			2043	* *	5	$400	
Concrete Masonry Unit	2%			LIFE	* *	5	$100	
Gypsum Board	50%			LIFE	* *	5	$2,400	
Masonry: Brick	8%	Now	$11,900	LIFE	* *			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Basement								
Masonry: Fieldstone	25%	Now	$35,900	LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 20%								
Location : Basement Wall, Electrical Room								
Explanation : Ground Water Penetration								
Ceilings								
AcousTileSusp.Lay-In	5%			2043	* *	5		
Exposed Struc: Steel	50%			LIFE	* *			
Gypsum Board	45%			LIFE	* *	5	$200	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2043	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HORTICULTURE / FACILITIES BLDG
Asset # : 2374

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Transformers								
Liquid Filled	100%			2043	* *	3		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : One 500 Kilovolt-ampere, 4,160 High Voltage 480/277 Low Voltage								
Feeders								
Cable	100%			2046	* *	1		
Raceway								
Conduit	100%			2050	* *	1		
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	70%			2050	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,200 Ampere Main Disconnect Switch For Horticulture And Facilities Building								
Air Circuit Breaker	30%			2050	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 800 Ampere Main Disconnect Switch For Snuff Mill								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2050	* *	5		
Raceway								
Conduit	100%			2050	* *	1		
Panelboards								
Fused Disc Sw	5%			2046	* *	5		
Molded Case Bkrs	95%			2046	* *	5	$100	
Wiring								
Thermoplastic	100%			2050	* *	1		
Motor Controllers								
Locally Mounted	90%			2043	* *	5		
Variable Frequency Drive	10%			2047	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	* *	1	$1,700	
Generators								
Diesel	100%			2039	* *	1	$2,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Outside								
Explanation : One 265 Kilowatt								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HORTICULTURE / FACILITIES BLDG
Asset # : 2374

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Batteries								
Nickel Cadmium	100%			2025	$2,400	5	$1,200	
Fuel Storage								
Main Tank	100%			2058	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : One 250 Gallons								
Lighting								
Interior Lighting								
Fluorescent	50%			2035	* *	10	$2,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	20%			2035	* *	10	$1,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	30%			2038	* *			
Egress Lighting								
Emergency, Service	50%			2035	* *	1		
Exit, LED	50%			2058	* *	1		
Exterior Lighting								
HID	50%			2035	* *	10		
No Component	50%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2058	* *	5	$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	* *	1	$600	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2038	* *	1-3	$1,000	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2056	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2043	* *	1	$2,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HORTICULTURE / FACILITIES BLDG
Asset # : 2374

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	$5,500	2046	* *	4	$300	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Distribution Line Underground Between This Building And P10 Building.								
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Distribution Line Underground Between This Building And P10 Building.								
Terminal Devices								
Convector/Radiator	60%			2043	* *	1	$1,000	
Fan Coil Unit/Heat	40%			2035	* *	1	$700	
Air Conditioning								
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment								
Window/Wall Unit	80%			2028	$15,300	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$300	
No Component	90%							
Exhaust Fans								
Roof	10%			2035	* *	2		
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$16,700	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2024	$200	4	$200	
Backflow Preventer								
Generic	100%			2035	* *	1	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside Of Building								
Explanation : Outside Hot Box								
Fixtures								
Generic	100%							

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **NEW YORK BOTANICAL GARDEN LIBRARY BUILDING**
Address : **SOUTHERN BLVD. @200TH STREET**
Borough : **BRONX**
Agency's Number : **N/A**
Program / Asset # : **DCA0010.040 / 2369**
Yr Built/Renovated : **1900 / 2007**
Area Sq Ft : **93,700**
Project Type : **CULTURAL AFFAIRS**
Date of Survey : **06-Mar-2019**
Landmark Status : **EXTERIOR LANDMARK**
Areas Surveyed : **Basement, Roof, Floors 1,2,4,6**
Block : **3272** **Lot** : **1** **BIN** :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$201,200	$218,800
Interior Architecture	$245,900	$626,000
Electrical	$525,900	$1,807,500
Mechanical	$268,000	$2,429,700
Site Enclosure	$238,000	
Site Pavements	$83,700	
Total	**$1,562,800**	**$5,082,000**
Importance Code A	$201,200	$933,600
Importance Code B	$1,277,900	$4,148,400
Importance Code C	$83,700	
Total	**$1,562,800**	**$5,082,000**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$36,400	$77,900		
Interior Architecture	$165,300			$5,300
Electrical	$6,500	$26,000	$6,300	$5,500
Mechanical	$41,600	$25,300	$15,800	$11,700
Site Enclosure	$2,700			
Site Pavements	$14,700			
Elevators/Escalators	$5,900	$5,900	$5,900	$5,900
Total	**$273,000**	**$135,100**	**$28,000**	**$28,400**
Importance Code A	$43,400	$85,100	$7,000	$7,000
Importance Code B	$190,200	$50,100	$21,100	$21,400
Importance Code C	$39,500			
Total	**$273,000**	**$135,100**	**$28,000**	**$28,400**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN LIBRARY BUILDING
Asset # : 2369

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$104,800	
Copper/Terne	5%			2065	* *	10	$15,700	
Masonry: Brick	85%	4+	$201,200	LIFE	* *	5	$114,000	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Basement Electrical Switch Gear								
Windows								
Aluminum	100%			2038	* *	5	$52,500	
Parapets								
Copper/Terne	70%			2065	* *	5	$51,700	
Masonry: Brick	30%	4+	$31,100	LIFE	* *	5	$4,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Exterior Face In Various Areas								
Roof								
Copper/Terne	25%			2058	* *	10	$28,400	
Copper/Terne	10%			2045	* *	10	$11,300	
IRMA/Protected Membrane	55%			2035	* *	10	$25,000	
Modified Bitumen	10%	0-2	$5,300	2035	* *			
Blisters, Extent : Moderate, Area Affected : 10%								
Location : South Side Roof								
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	5%	Now	$100,200	2032	$100,200	3	$7,900	
Worn/Eroded, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Cast in Place Concrete	15%			LIFE	* *	5	$34,700	
Ceramic Tile	5%			2039	* *	5	$5,300	
Glass Block	1%			2058	* *	1		
Terrazzo	54%	4+	$114,400	LIFE	* *	5	$44,600	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Various Areas								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : Sixth Floor								
Vinyl Tile	20%	Now	$62,600	2030	$626,000	3	$7,900	
Adhesion Failure, Extent : Severe, Area Affected : 10%								
Location : First Floor								
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : First Floor Vestibule, Shipping M159								
Worn/Eroded, Extent : Severe, Area Affected : 20%								
Location : First Floor, Various Other Areas, Office Space								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN LIBRARY BUILDING
Asset # : 2369

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	15%			LIFE	* *	5	$2,900	
Gypsum Board	20%			LIFE	* *	5	$5,700	
Gypsum Board	20%			LIFE	* *	5	$5,700	
Masonry: Brick	3%			LIFE	* *			
Metal Panel	2%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : North Side								
Explanation : Annex Area								
Plaster	40%	Now	$24,800	LIFE	* *	5	$5,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Various Areas Throughout, 6th Floor								
Staining/Discoloring, Extent : Severe, Area Affected : 10%								
Location : Various Areas Throughout								
Ceilings								
AcousTileSusp.Lay-In	10%			2043	* *	5	$10,600	
AcousTileSusp.Lay-In	20%	0-2	$37,700	2035	* *	5	$10,600	
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : 1970s Wing								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : 1970s Wing								
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$13,200	
Plaster	15%			LIFE	* *	5	$9,900	
Plaster	40%	Now	$68,900	LIFE	* *	5	$26,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Basement								
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	15%	Now	$2,700	2065	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Base Of Wall								
Masonry: Brick	85%	Now	$238,000	2050	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Exterior Retaining Wall In Front Of Building								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Front Of Building								
Site Pavements								
On-Site Walkways								
Asphalt	5%			2039	* *			
Cast in Place Concrete	80%	Now	$83,700	2043	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Throughout Front Of Building								
Masonry: Granite	5%			LIFE	* *			
Pavers/Stone	10%			2039	* *			

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN LIBRARY BUILDING
Asset # : 2369

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Asphalt	100%	0-2	$14,700	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Front Of Building								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Transformers								
Dry Type	100%			2028	$181,700	3	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 750 Kilovolt-ampere, 4,160/480 High Voltage 208/120 Low Voltage								
Feeders								
Cable	100%			2029	$21,800	1		
Raceway								
Conduit	100%			2030	$59,100	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	25%			2030	$13,800	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 2,500 Ampere Main Disconnect Switch For Library Building								
Fused Disc Sw	25%			2030	$13,800	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 2,000 Ampere Main Disconnect Switch For Library Building								
Fused Disc Sw	50%			2030	$27,500	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 1,000 Ampere Main Disconnect Switch For Watson And Pratt Building								
Transformers								
Dry Type	100%			2028	$356,200	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 500 Kilovolt-ampere And One 225 Kilovolt-ampere, 480 High Voltage 208/120 Low Voltage								
Switchgear / Switchboard								
Fused Disc Sw	80%			2030	$92,900	5	$300	
Molded Case Bkrs	20%			2050	* *	5	$500	
Raceway								
Conduit	80%			2030	$83,700	1		
Conduit	20%			2050	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN LIBRARY BUILDING
Asset # : 2369

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	2%			2046	* *	5		
Fused Disc Sw	8%			2029	$4,300	5	$200	
Molded Case Bkrs	20%			2046	* *	5	$500	
Molded Case Bkrs	70%			2029	$37,400	5	$1,700	
Wiring								
Braided Cloth	55%	2-4	$57,300	2055	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2050	* *	1		
Thermoplastic	20%			2030	$20,800	1		
Thermoplastic	5%			2056	* *	1		
Motor Controllers								
Locally Mounted	10%			2043	* *	5	$100	
Locally Mounted	20%			2028	$59,400	5	$100	
Motor Control Center	60%			2028	$178,100	5	$1,500	
Variable Frequency Drive	10%			2047	* *			
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	* *	1	$28,800	
Lighting								
Interior Lighting								
Fluorescent	60%			2030	$741,400	10	$38,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement, 1,2 And 3 Floor								
Explanation : T-8 Lamps								
Fluorescent	30%			2035	* *	10	$19,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : 4th And 6th Floor								
LED	10%			2038	* *			
Egress Lighting								
Emergency, Service	30%			2035	* *	1		
Emergency, Battery	20%			2030	$25,400	10	$3,400	
Exit, LED	10%			2065	* *	1		
Exit, Service	40%			2030	$13,100	1		
Exterior Lighting								
HID	100%			2025	$468,600	10	$300	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2033	$20,900	5	$500	
Alarm								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN LIBRARY BUILDING
Asset # : 2369

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	* *	1	$10,500	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	* *	1-3	$17,300	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2040	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Using No. 4 Oil And Nature Gas								
Conversion Equipment								
Steam Boiler	100%			2028	$659,800	1	$69,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement Boiler Room								
Explanation : 3 Units, One Of Them Used As Summer Boiler								
Distribution								
Hot Wtr Piping/Pump	100%			2052	* *	4	$5,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : The Old Pipings Are Rusted And Remain In Place.								
Terminal Devices								
Air Handler	5%			2038	* *	1	$2,200	
Fan Coil Unit/Heat	95%			2038	* *	1	$21,700	
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN LIBRARY BUILDING
Asset # : 2369

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	5%	0-2	$61,700	2035	* *	2	$200	
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Obselete Unit, Gallery								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 1 Unit For The Gallery								
Window/Wall Unit	75%	0-2	$129,000	2030	$215,100	1		
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : It Could Be Replaced By A Chiller Since Heating/cooling Fan Coil Units Are Installed Recently.								
No Component	20%							
Dehumidifier								
No Component	95%							
Generic	5%			2028	$781,700			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 6 Floor Mechanical Room								
Explanation : For The Gallery Only								
Ventilation								
Distribution								
Ductwork/Diffusers	80%			LIFE	* *	2-5	$31,500	
No Component	20%							
Exhaust Fans								
Interior	80%			2035	* *	2	$1,700	
No Component	20%							
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2040	* *	1		
Galvanized Steel	80%	0-2	$77,300	2028	$773,100	1		
Corroded, Extent : Moderate, Area Affected : 80%								
Location : Throughout								
Water Heater With Tanks								
Electric	100%			2024	$25,300	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%	0-2	$3,100	2025	$3,100	4	$2,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN LIBRARY BUILDING
Asset # : 2369

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Backflow Preventer								
Generic	100%			2030	$44,900	1	$5,700	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 50%								
Location : Various Locations								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 6th Floor								
Explanation : 1 Unit. Defective Control Panel Due To Age Issue.								
Fire Suppression								
Standpipe								
Generic	100%			2040	* *	1-5	$35,600	
Sprinkler								
No Component	95%							
Generic	5%			2040	* *	1-2	$1,000	

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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

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	: **13-Mar-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2**		
Block	: **3272** **Lot** : **1**	**BIN**	:

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$408,400	
Interior Architecture	$108,900	
Electrical	$158,300	$222,400
Mechanical		$119,200
Site Pavements	$109,000	
Total	**$784,600**	**$341,500**
Importance Code A	$408,400	$56,800
Importance Code B	$267,200	$284,700
Importance Code C	$109,000	
Total	**$784,600**	**$341,500**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$154,800			
Interior Architecture	$41,700	$8,600	$29,900	$500
Electrical	$12,600	$46,700	$100	$100
Mechanical	$11,100	$2,100	$400	$400
Site Pavements	$18,800			
Total	**$238,900**	**$57,400**	**$30,500**	**$1,000**
Importance Code A	$155,000	$200	$200	$200
Importance Code B	$36,400	$57,200	$300	$800
Importance Code C	$47,600		$29,900	
Total	**$238,900**	**$57,400**	**$30,500**	**$1,000**

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN OPERATIONS BUILDING
Asset # : 2227

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	15%	Now	$73,500	LIFE	* *	5	$2,300	1
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Around Windows								
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 80%								
Location : Around Windows								
Worn/Eroded, Extent : Severe, Area Affected : 80%								
Location : Around Windows And Door Openings								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Rear Wall								
Explanation : Structurally Unsound								
Masonry: Fieldstone	55%	Now	$334,800	LIFE	* *	5	$6,300	1
Open Joints, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Vegetation Growth, Extent : Severe, Area Affected : 25%								
Location : Northwest And Southeast Corners, All Facades								
Vertical Cracks, Extent : Severe, Area Affected : 30%								
Location : Various Areas - Especially At Northwest Corner								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Stucco Cement	15%			2035	* *	5	$5,700	
Spalling, Extent : Severe, Area Affected : 30%								
Location : West Facade								
Other Observation, Extent : Severe, Area Affected : 25%								
Location : West Facade								
Explanation : Vegetation Growth								
Wood	10%	Now	$32,200	2050	* *	5	$3,800	1
Broken/Missing Elements, Extent : Severe, Area Affected : 60%								
Location : East Fascia, West Dormer								
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : East Fascia, West Dormer								
Dry Rot/Decay, Extent : Severe, Area Affected : 100%								
Location : East Fascia, West Dormer								
Wood Overhead Doors	5%	Now	$21,400	2050	* *	5	$1,900	
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : Wood Doors On North Side								
Dry Rot/Decay, Extent : Severe, Area Affected : 50%								
Location : North Side								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN OPERATIONS BUILDING
Asset # : 2227

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows								
Steel	70%	Now	$40,500	2055	* *	5	$5,700	1
Bent/Warped Elements, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Broken/Missing Elements, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Corrosion/Rusting, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Wood	30%	Now	$9,300	2055	* *	5	$2,000	1
Condensation Present, Extent : Severe, Area Affected : 10%								
Location : Various Areas								
Deteriorated Finish, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Dry Rot/Decay, Extent : Severe, Area Affected : 80%								
Location : Various Areas								
Roof								
Roll Roofing	10%	Now	$11,500	2032	$19,200	5	$2,500	
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Worn/Eroded, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Slate	90%	Now	$37,000	LIFE	* *			1
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 30%								
Location : South, North Facades								
Loose Units, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Interior								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN OPERATIONS BUILDING
Asset # : 2227

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$3,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Storage Area And Workshop								
Mosaic Tile	5%			2035	* *	5	$2,000	
Slate	10%	0-2	$9,700	LIFE	* *	5	$1,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Vinyl Tile	25%	0-2	$2,200	2025	$108,900	3	$1,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Uneven Substrate, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Wood	50%			2045	* *	5	$15,100	
Other Observation, Extent : Moderate, Area Affected : 35%								
Location : Attic Space								
Explanation : Unfinished Planks								
Interior Walls								
Ceramic Tile	5%			2026	$29,700	5	$600	
Gypsum Board	25%			LIFE	* *	5	$1,700	
Masonry: Brick	10%			LIFE	* *			
Masonry: Fieldstone	20%	Now	$28,800	LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Northwest Corner								
Explanation : Major Crack Through Wall In North Side Second Floor Apartment								
Plaster	20%			LIFE	* *	5	$700	
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	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Offices								
Explanation : Wood Paneling								
Ceilings								
AcousTileSusp.Lay-In	20%	Now	$1,000	2035	* *	5	$1,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Offices								
Exposed Struc: Wood	50%			LIFE	* *			
Gypsum Board	25%			LIFE	* *	5	$5,000	
Plaster	5%			LIFE	* *	5	$500	
Site Enclosure								
Fence/Gates								
Wood	100%			2031				

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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
Site Pavements								
On-Site Walkways								
Asphalt	100%	Now	$18,800	2045	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Parking/Driveway								
Asphalt	100%	Now	$109,000	2045	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 90%								
Location : Throughout								
Ponding, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Potholes, Extent : Severe, Area Affected : 5%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	$56,800	3		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : One 600 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2028	$165,500	3	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : One 150 Kilovolt-ampere, 4,160 High Voltage 208/120 Low Voltage								
Feeders								
Cable	100%			2029	$19,900	1		
Raceway								
Conduit	100%			2030	$47,900	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	$7,400	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Closet First Floor								
Explanation : One 400 Ampere Main Disconnect Switch								
Raceway								
Conduit	100%			2030	$15,800	1		
Panelboards								
Fused Disc Sw	5%			2029	$1,000	5		
Molded Case Bkrs	95%			2029	$18,500	5	$200	

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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
Under 600 Volts								
Wiring								
Braided Cloth	60%	2-4	$12,400	2055	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2030	$8,200	1		
Motor Controllers								
Locally Mounted	100%			2028	$45,800	5	$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	90%			2025	$142,500	10	$7,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	10%			2025	$15,800	10	$900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2025	$7,800	10	$1,100	
Exit, Service	50%			2025	$2,000	1		
Exterior Lighting								
HID	50%			2025	$21,600	10		
No Component	50%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2025	$5,200	1	$1,100	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2056	* *	1		
Conversion Equipment								
Hot Water Boiler	40%			2047	* *	1	$1,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Boiler Room								
Explanation : 1 Unit								
No Component	60%							

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NEW YORK BOTANICAL GARDEN OPERATIONS BUILDING
Asset # : 2227

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	40%			2052	* *	4	$300	
No Component	60%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Throughout								
Explanation : The Old Heating Distribution Piping Has Been Cut Off And Remains In Place.								
Terminal Devices								
Fan Coil Unit/Heat	40%			2038	* *	1	$1,200	
No Component	60%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Throughout								
Explanation : The Old Heating Radiators Have Been Cut Off And Remains In Place.								
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment								
Window/Wall Unit	50%	0-2	$10,500	2030	$17,600	1		
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout Office Areas								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout Office Areas								
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2030	$119,200	1		
Water Heater With Tanks								
Electric	100%			2029	$23,100	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Chemical System								
Dry	2%			2025	$1,600	1-3	$1,400	
Dry System, Extent : Light, Area Affected : 100%								
Location : Fuel Station Outside Of The Building								
No Component	98%							

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **NEW YORK BOTANICAL GARDEN PRATT BUILDING**		
Address	: **SOUTHERN BLVD. @200TH STREET**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0010.000 / 2345**	**Yr Built/Renovated**	: **1963 / 2006**
Area Sq Ft	: **41,168**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **06-Mar-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2,3,4,5,6**		
Block	: **3272** **Lot** : **1**	**BIN**	:

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$1,791,100	$50,800
Interior Architecture	$159,300	$508,600
Electrical	$56,300	$533,600
Mechanical	$631,300	$121,300
Total	**$2,638,000**	**$1,214,400**
Importance Code A	$1,791,100	$50,800
Importance Code B	$846,900	$1,163,500
Total	**$2,638,000**	**$1,214,400**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$68,800			
Interior Architecture	$169,000			$6,600
Electrical	$2,500	$37,000	$2,200	$2,100
Mechanical	$65,700	$7,100	$40,100	$7,100
Site Pavements	$78,100			
Elevators/Escalators	$5,900	$5,900	$5,900	$5,900
Total	**$390,000**	**$50,000**	**$48,300**	**$21,800**
Importance Code A	$69,500	$700	$34,600	$700
Importance Code B	$294,600	$49,300	$13,700	$21,100
Importance Code C	$25,900			
Total	**$390,000**	**$50,000**	**$48,300**	**$21,800**

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
NEW YORK BOTANICAL GARDEN PRATT BUILDING
Asset # : 2345

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	$1,635,100	LIFE	* *	5	$50,800	1
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout Facade, Penthouse								
Diagonal Cracks, Extent : Severe, Area Affected : 10%								
Location : Stair Walls Bulkhead / Mechanical Penthouse								
Horizontal Cracks, Extent : Severe, Area Affected : 5%								
Location : Stair Walls Bulkhead / Mechanical Penthouse								
Rusting Masonry Supt, Extent : Severe, Area Affected : 25%								
Location : Throughout Window Openings								
Caulking Deteriorated, Extent : Severe, Area Affected : 15%								
Location : At Expansion Joints								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Throughout, Facade Facing IPSC Building								
Windows								
Aluminum	95%	Now	$156,100	2055	* *	5	$1,700	
Air Infiltration, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 35%								
Location : Window Headers								
Metal Louvers	5%			2039	* *	10	$1,100	
Parapets								
Masonry: Brick	95%	Now	$49,000	LIFE	* *	5	$1,300	1
Horizontal Cracks, Extent : Severe, Area Affected : 15%								
Location : Interior Face								
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%								
Location : Interior Face								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 2%								
Location : Roof								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Book Room								
Pre-Cast Concrete	5%	4+	$1,100	LIFE	* *	5	$400	
Caulking Deteriorated, Extent : Moderate, Area Affected : 30%								
Location : Coping								
Roof								
IRMA/Protected Membrane	100%	4+	$18,700	2035	* *			
Debris on Roof, Extent : Moderate, Area Affected : 20%								
Location : South Side								
Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%								
Location : Various Areas								
Vegetation Growth, Extent : Severe, Area Affected : 5%								
Location : Around Penthouse								
Interior								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN PRATT BUILDING
Asset # : 2345

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	20%	Now	$118,400	2032	$118,400	3	$10,300	
Worn/Eroded, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Terrazzo	5%	Now	$7,800	LIFE	* *	5	$1,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
Location : 2nd Floor								
Vinyl Tile	55%			2030	$508,600	3	$9,400	
Vinyl Tile 9" X 9"	20%	Now	$59,100	2040	* *	3	$2,600	
Worn/Eroded, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Interior Walls								
Concrete Masonry Unit	80%			LIFE	* *	5	$6,500	
Gypsum Board	20%			LIFE	* *	5	$2,400	
Ceilings								
AcousTileConcealSpLn	25%	Now	$40,400	2043	* *	5	$5,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Worn/Eroded, Extent : Severe, Area Affected : 20%								
Location : Throughout								
AcousTileSusp.Lay-In	30%	Now	$100,200	2050	* *	5	$5,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Worn/Eroded, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Exposed Struc: Concrete	45%			LIFE	* *	5	$2,400	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	80%	Now	$44,400	2043	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Pavers/Stone	20%	Now	$7,800	2039	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
On-Site Walkways								
Asphalt	100%	Now	$6,000	2039	* *			
Cracking/Crumbling, Extent : Severe, 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
NEW YORK BOTANICAL GARDEN PRATT BUILDING
Asset # : 2345

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Asphalt	100%	Now	$19,900	2039	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Throughout Parking Lot								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	$190,500	5	$200	
Raceway								
Conduit	90%			2030	$89,300	1		
Conduit	10%			2050	* *	1		
Panelboards								
Fused Disc Sw	5%			2029	$5,800	5		
Molded Case Bkrs	70%			2029	$81,900	5	$800	
Molded Case Bkrs	25%			2046	* *	5	$300	
Wiring								
Thermoplastic	30%			2050	* *	1		
Thermoplastic	70%			2030	$92,800	1		
Motor Controllers								
Locally Mounted	25%			2028	$11,400	5	$100	
Motor Control Center	70%			2028	$79,200	5	$800	
Variable Frequency Drive	5%			2047	* *			
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	* *	1	$12,700	
Lighting								
Interior Lighting								
LED	100%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2030	$18,800	10	$2,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Fisrt Floor Electrical Closet								
Explanation : Storage Battery For Emergency Light In The Electrical Closet								
Exit, LED	15%			2065	* *	1		
Exit, Service	35%			2025	$3,400	1		
Exterior Lighting								
HID	30%			2025	$56,300	10		
No Component	70%							
Alarm								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN PRATT BUILDING
Asset # : 2345

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
No Component	90%							
Generic	10%			2038	* *	1	$1,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveiliance Camera Only In Human Resources Office And Entrance Door								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2025	$31,100	1-3	$7,600	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	60%			2026	$33,900	1	$6,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Explanation : 2 Units								
No Component	40%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Gets Steam Direct From Library Building								
Distribution								
Hot Wtr Piping/Pump	60%	0-2	$1,800	2038	* *	4	$700	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Central Plant Steam Piping/Pmp	40%	0-2	$7,500	2040	* *	4	$500	
Corroded, Extent : Moderate, Area Affected : 25%								
Location : Various Locations								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 1st Floor								
Explanation : Low Pressure Steam Direct From Library Building								
Terminal Devices								
Air Handler	60%	0-2	$15,200	2025	$151,500	1	$7,700	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : The Housing, Penthouse								
Convector/Radiator	40%			2028	$43,900	1	$3,000	
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN PRATT BUILDING
Asset # : 2345

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	90%			2038	* *	1	$9,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Explanation : 1 Unit Refrigerant R-410a								
Split Unit	10%			2030	$53,100			
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	$3,600	2030	$36,200	4	$1,100	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Penthouse								
Terminal Devices								
Air Handler/Cool/Ht	90%			2025	$390,500	1	$12,700	
Fan Coil - 2 Pipe	10%			2030	$68,200	1	$700	
Heat Rejection								
Air Cooled Condenser Unit	10%			2030	$6,500	2	$1,600	
Dry Cooler	90%			2035	* *	2	$14,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	$19,600	LIFE	* *	2-5	$12,800	
Insul. Deteriorating, Extent : Moderate, Area Affected : 50%								
Location : Various Locations								
Unbalanced System, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Exhaust Fans								
Interior	90%			2025	$89,300	2	$600	
Roof	10%			2030	$4,300	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	$14,400	2040	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **NEW YORK BOTANICAL GARDEN STEERE HERBARIUM**
Address : **SOUTHERN BLVD. @200TH STREET**
Borough : **BRONX**
Agency's Number : **N/A**
Program / Asset # : **DCA0010.230 / 13390**
Yr Built/Renovated : **1998 /**
Area Sq Ft : **70,000**
Project Type : **CULTURAL AFFAIRS**
Date of Survey : **06-Mar-2019**
Landmark Status : **NONE**
Areas Surveyed : **Roof, Floors 1,5,6**
Block : **3272** **Lot** : **1** **BIN** :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$296,500	$209,800
Interior Architecture		$121,400
Electrical		$1,278,300
Mechanical	$149,200	$14,870,400
Site Pavements	$57,700	
Total	**$503,400**	**$16,479,900**
Importance Code A	$296,500	$209,800
Importance Code B	$149,200	$16,270,100
Importance Code C	$57,700	
Total	**$503,400**	**$16,479,900**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$46,600	$18,500		
Interior Architecture	$2,000		$2,000	
Electrical	$10,500	$8,500	$7,200	$6,800
Mechanical	$20,200	$32,400	$44,300	$21,100
Site Pavements	$43,300			
Elevators/Escalators	$5,900	$5,900	$5,900	$5,900
Total	**$128,500**	**$65,300**	**$59,400**	**$33,900**
Importance Code A	$46,600	$19,500		$900
Importance Code B	$38,700	$45,900	$59,400	$33,000
Importance Code C	$43,300			
Total	**$128,500**	**$65,300**	**$59,400**	**$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.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STEERE HERBARIUM
Asset # : 13390

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	5%			2065	* *	10	$8,900	
Metal Panel	5%			2050	* *	5-10	$26,100	
Pre-Cast Concrete	85%	4+	$228,600	LIFE	* *	5	$209,800	
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : 2nd And 3rd Floors Over Main Entrance								
Window Wall	5%	Now	$45,000	2050	* *	5	$7,100	
Caulking Deteriorated, Extent : Severe, Area Affected : 10%								
Location : South Facade								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : South Facade								
Windows								
Aluminum	95%	Now	$1,600	2046	* *	5	$100	
Condensation Present, Extent : Severe, Area Affected : 10%								
Location : Study Carrels On North Side								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Study Carrels On North Side								
Metal Louvers	5%			2039	* *	10	$100	
Parapets								
Copper/Terne	10%			2065	* *	5	$2,200	
Metal Panel	15%			2050	* *	5	$2,700	
Metal Rail	20%			2043	* *	5-10	$16,800	
Pre-Cast Concrete	55%			LIFE	* *	5	$16,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Parapet Wall								
Explanation : Low Parapet								
Roof								
IRMA/Protected Membrane	100%	Now	$67,800	2035	* *			
Debris Present, Extent : Moderate, Area Affected : 15%								
Location : Rooftop								
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
Location : South Wall								
Ponding, Extent : Moderate, Area Affected : 25%								
Location : South Wall								
Interior								
Floors								
Cast in Place Concrete	70%			LIFE	* *	5	$121,400	
Ceramic Tile	5%			2039	* *	5	$4,000	
Terrazzo	5%			LIFE	* *	5	$3,100	
Vinyl Tile	20%			2035	* *	3	$5,900	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STEERE HERBARIUM
Asset # : 13390

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Concrete Masonry Unit	15%			LIFE	* *	5	$1,700	
Gypsum Board	75%			LIFE	* *	5	$12,900	
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Stair Wells								
Wood	5%			LIFE	* *	5	$5,700	
Ceilings								
AcousTileSusp.Lay-In	5%			2043	* *	5	$4,000	
Exposed Struc: Concrete	75%			LIFE	* *	5	$9,300	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$9,900	
Site Pavements								
On-Site Walkways								
Asphalt	95%	Now	$57,700	2039	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Cast in Place Concrete	5%			2043	* *			
Parking/Driveway								
Asphalt	100%	Now	$43,300	2039	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 4,000 Ampere High Pressure Contact Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	30%			2040	* *	5	$100	
Molded Case Bkrs	70%			2040	* *	5	$1,300	
Raceway								
Conduit	100%			2040	* *	1		
Panelboards								
Fused Disc Sw	5%			2038	* *	5	$100	
Molded Case Bkrs	95%			2038	* *	5	$1,800	
Wiring								
Thermoplastic	100%			2040	* *	1		

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STEERE HERBARIUM
Asset # : 13390

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	10%			2035	* *	5		
Motor Control Center	85%			2035	* *	5	$1,600	
Variable Frequency Drive	5%			2047	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	* *	1	$21,500	
Generators								
Diesel	100%			2033	$61,400	1	$27,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : One 230 Kilowatt								
Batteries								
Lead/Acid	100%			2024	$2,400	5	$2,600	
Fuel Storage								
Day Tank	50%			2038	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : One 75 Gallons								
Main Tank	50%			2045	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : First Floor Mechanical Room								
Explanation : One 275 Gallons								
Lighting								
Interior Lighting								
Fluorescent	10%			2030	$111,600	10	$6,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-5 Lamps								
Fluorescent	10%			2030	$111,600	10	$6,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	75%			2030	$837,000	10	$48,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	5%			2038	* *			
Egress Lighting								
Emergency, Service	55%			2030	$23,200	1		
Exit, LED	45%			2058	* *	1		
Exterior Lighting								
HID	30%			2030	$95,700	10	$100	
No Component	70%							
Alarm								

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STEERE HERBARIUM
Asset # : 13390

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
No Component	70%							
Generic	30%			2038	* *	1	$7,800	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	* *	1-3	$12,900	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2050	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Steam From Adjacent Library Building								
Conversion Equipment								
HTHW/HW Exchanger	100%			2039	* *	2	$4,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	90%			2046	* *	4	$3,100	
Steam Piping/Pump	10%			2040	* *			
Terminal Devices								
Air Handler	90%			2035	* *	1	$39,000	
Convector/Radiator	5%			2043	* *	1	$1,100	
Unit Heater - Steam	5%			2035	* *	4	$300	
Air Conditioning								
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	85%			2033	$1,184,800	1	$64,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Explanation : 2 Units, Using Refrigerant R-123.								
Centrifugal, Elec Chiller	10%	0-2	$83,600	2045	* *	1	$6,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor Mechanical Equipment Room								
Explanation : Inefficient Unit No. 2 Tubes Are Corroded And Leaking.								
Interior Pkg Unit - Cooling	5%			2031	$54,100	2	$200	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 1 Unit, 5th Floor Ac 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
NEW YORK BOTANICAL GARDEN STEERE HERBARIUM
Asset # : 13390

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	95%			2050	* *	4	$3,300	
No Component	5%							
Terminal Devices								
Air Handler/Cool/Ht	95%			2035	* *	1	$41,100	
No Component	5%							
Heat Rejection								
Water Cooling Tower	95%	0-2	$65,600	2028	$328,100	2	$53,500	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Valves, Piping And Heat Rejection Fins, 5th Floor Roof								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 5th Floor Roof								
Explanation : Low Efficiency Unit.								
No Component	5%							
Dehumidifier								
Generic	100%			2031	$13,303,400			
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$39,000	
Exhaust Fans								
Interior	95%			2035	* *	2	$2,000	
Roof	5%			2030	$6,600	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	* *	1		
Water Heater With Tanks								
Electric	10%			2025	$2,300	4		
No Component	90%							
HW Heat Exchanger								
HTHW/HW	100%			2050	* *			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2035	* *	1	$4,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor To 6th Floor								
Explanation : 1 Unit. Defective Control Panel.								
Fire Suppression								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STEERE HERBARIUM
Asset # : 13390

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Standpipe								
Generic	100%			2050	* *	1-5	$35,300	
Sprinkler								
Generic	100%			2050	* *	1-2	$19,600	
Fire Pump								
Generic	100%			2039	* *	1	$13,100	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **NEW YORK BOTANICAL GARDEN STONE MILL**		
Address	: **SOUTHERN BLVD. @200TH STREET**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0010.010 / 2346**	**Yr Built/Renovated**	: **1840 / 2010**
Area Sq Ft	: **12,840**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **06-Mar-2019**	**Landmark Status**	: **EXTERIOR LANDMARK**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **3272** **Lot** : **1**	**BIN**	:

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$121,600	
Total	**$121,600**	
Importance Code A	$121,600	
Total	**$121,600**	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$5,900		$4,300	$22,500
Interior Architecture		$1,900		$5,500
Electrical	$800	$9,700	$1,000	$800
Mechanical	$3,400	$5,100	$4,700	$5,300
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$14,000**	**$20,700**	**$14,000**	**$37,900**
Importance Code A	$6,600	$700	$5,000	$23,100
Importance Code B	$7,500	$20,000	$9,000	$14,900
Importance Code C				
Total	**$14,000**	**$20,700**	**$14,000**	**$37,900**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STONE MILL
Asset # : 2346

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	10%	4+	$5,900	LIFE	* *	5	$2,300	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Basement								
Masonry: Fieldstone	80%	4+	$121,600	LIFE	* *	5	$13,900	
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Basement								
Window Wall	10%			2056	* *	5	$8,700	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Basement Level To Rear Recreational Space								
Explanation : Row Of Frence Doors With Side Lites								
Windows								
Wood	100%			2052	* *	5	$44,900	
Roof								
Wood Shingles	100%			2043	* *	10	$4,900	
Interior								
Floors								
Carpet	20%			2031	$72,900	3	$5,800	
Cast in Place Concrete	5%			LIFE	* *	5	$2,100	
Ceramic Tile	5%			2043	* *	5	$1,000	
Quarry Tile	15%			2047	* *	5	$4,300	
Traffic Topping	15%			2038	* *	5	$3,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Cellar Level								
Explanation : Liquid Applied Resin Coating With Hardwood Border								
Wood	40%			2058	* *	5	$14,400	
Interior Walls								
Ceramic Tile	15%			2043	* *	5	$5,900	
Concrete Masonry Unit	5%			LIFE	* *	5	$800	
Gypsum Board	30%			LIFE	* *	5	$7,100	
Masonry: Brick	5%			LIFE	* *			
Masonry: Fieldstone	45%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	30%			2047	* *	5	$6,700	
Exposed Struc: Steel	5%			LIFE	* *			
Exposed Struc: Wood	50%			LIFE	* *			
Gypsum Board	15%			LIFE	* *	5	$4,200	
Site Enclosure								
Fence/Gates								
Aluminum Rail	90%			2043	* *	5-10		
Wood	10%			2031				
Retaining Walls								
Masonry: Fieldstone	100%			2050	* *			
Site Pavements								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STONE MILL
Asset # : 2346

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Asphalt	20%			2039	* *			
Pavers/Stone	80%			2043	* *			
Other Observation, Extent : Light, Area Affected : 80%								
Location : Front Of Building								
Explanation : Asphalt Pavers								
Parking/Driveway								
Asphalt	100%			2039	* *			
Activity Yard								
Pavers/Stone	100%			2043	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2050	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 400 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2050	* *	5	$100	
Raceway								
Conduit	100%			2050	* *	1		
Panelboards								
Fused Disc Sw	5%			2046	* *	5		
Molded Case Bkrs	95%			2046	* *	5	$300	
Wiring								
Thermoplastic	100%			2050	* *	1		
Motor Controllers								
Locally Mounted	90%			2043	* *	5	$100	
Variable Frequency Drive	10%			2050	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	* *	1	$4,000	
Lighting								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STONE MILL
Asset # : 2346

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	20%			2035	* *	10	$2,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2nd Floor								
Explanation : T-5 Lamps								
Fluorescent	40%			2035	* *	10	$4,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2035	* *	10	$1,200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
LED	10%			2038	* *			
LED	20%			2038	* *			
Egress Lighting								
Emergency, Service	30%			2035	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : HOC Building								
Explanation : Emergency Power Fed From Other Building								
Emergency, Battery	20%			2035	* *	10	$600	
Exit, LED	50%			2058	* *	1		
Exterior Lighting								
HID	50%			2035	* *	10		
No Component	50%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	* *	1	$1,400	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	* *	1-3	$2,400	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2050	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2043	* *	1	$6,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	100%			2046	* *	4	$600	

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Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STONE MILL
Asset # : 2346

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	95%			2035	* *	1	$7,500	
Convector/Radiator	5%			2043	* *	1	$200	
Air Conditioning								
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2035	* *	1	$6,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : On Side Of The Building								
Explanation : 1 Unit, R-410a								
Terminal Devices								
Air Handler/Cool/Ht	100%			2035	* *	1	$7,900	
Heat Rejection								
Air Cooled Condenser Unit	100%			2035	* *	2	$8,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$7,200	
Exhaust Fans								
Interior	100%			2035	* *	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	* *	1		
HW Heat Exchanger								
HTHW/HW	100%			2050	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2035	* *	4	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Courtyard								
Explanation : 1 Unit								
Backflow Preventer								
Generic	100%			2035	* *	1	$800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 2nd Floor								
Explanation : 1 Unit								

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STONE MILL
Asset # : 2346

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Sprinkler								
Generic	100%			2050	* *	1-2	$3,600	
Chemical System								
No Component	99%							
Generic	1%			2028	$900	1-3	$700	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Kitchen							
	Explanation : 1 Set							

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **NEW YORK BOTANICAL GARDEN STORAGE AND LOWER GARAGE**		
Address	: **SOUTHERN BLVD. @200TH STREET**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0010.070 / 2371**	**Yr Built/Renovated**	: **1934 /**
Area Sq Ft	: **7,100**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **13-Mar-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2**		
Block	: **3272** **Lot** : **1**	**BIN**	:

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$130,300	
Mechanical	$179,900	
Total	**$310,200**	
Importance Code A	$310,200	
Total	**$310,200**	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$6,400	$1,700	$100	
Interior Architecture	$31,900	$2,600		$300
Electrical	$100	$37,900		
Mechanical	$8,000	$700		$700
Site Pavements	$1,900			
Total	**$48,400**	**$42,900**	**$100**	**$1,000**
Importance Code A	$6,400	$2,400	$100	$700
Importance Code B	$40,000	$40,500		$300
Importance Code C	$1,900			
Total	**$48,400**	**$42,900**	**$100**	**$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
NEW YORK BOTANICAL GARDEN STORAGE AND LOWER GARAGE
Asset # : 2371

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Alum/Vinyl Siding	65%			2040	* *	10	$1,500	
Deformed/Dented, Extent : Moderate, Area Affected : 15%								
Location : All Facades								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Vinyl Siding								
Masonry: Brick	20%			LIFE	* *	5	$1,500	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : East Facade								
Patching Evident, Extent : Moderate, Area Affected : 15%								
Location : Wall Openings								
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : Facades								
Metal Coiling Doors	15%			2035	* *	5	$3,400	
Windows								
Aluminum	30%			2046	* *	5	$100	
Wood	70%	Now	$6,400	2055	* *	5	$1,400	1
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Upper Floor								
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : Upper Floor								
Dry Rot/Decay, Extent : Severe, Area Affected : 50%								
Location : Upper Floor								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Upper Floor								
Roof								
Slate	100%	Now	$130,300	LIFE	* *			1
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%								
Location : East Facade								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : South End								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : West Facade								
Explanation : Gutters Replaced On West Facade								
Interior								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STORAGE AND LOWER GARAGE
Asset # : 2371

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	50%			LIFE	* *	5	$11,600	
Vinyl Tile	25%	Now	$21,400	2040	* *	3	$1,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 35%								
Location : Various Areas								
Patching Evident, Extent : Severe, Area Affected : 10%								
Location : Various Areas On Upper Floor								
Worn/Eroded, Extent : Severe, Area Affected : 30%								
Location : North End Of Upper Floor								
Wood	25%			2045	* *	5	$5,000	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Upper Floor								
Interior Walls								
Gypsum Board	55%			LIFE	* *	5	$500	
Masonry: Brick	15%			LIFE	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
Location : South End Of Shop								
Masonry: Fieldstone	10%			LIFE	* *			
Wood	20%			LIFE	* *	5	$1,200	
Ceilings								
AcousTileSusp.Lay-In	2%			2035	* *	5	$200	
Exposed Struc: Wood	20%			LIFE	* *			
Gypsum Board	58%	Now	$10,500	LIFE	* *	5	$7,700	
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Various Areas								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Lower Floor								
Gypsum Board	20%			LIFE	* *	5	$2,600	
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2065	* *			
Retaining Walls								
Masonry: Fieldstone	100%			2050	* *			
Site Pavements								
On-Site Walkways								
Asphalt	95%	Now	$1,300	2033	$12,900			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Cast in Place Concrete	5%	Now	$600	2050	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 90%								
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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STORAGE AND LOWER GARAGE
Asset # : 2371

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2030	$4,300	1		
Panelboards								
Fused Disc Sw	5%			2029	$500	5		
Molded Case Bkrs	95%			2029	$9,300	5	$200	
Wiring								
Braided Cloth	40%			2029	$3,500	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	60%			2030	$5,300	1		
Motor Controllers								
Locally Mounted	100%			2028	$11,200	5		
Lighting								
Interior Lighting								
Fluorescent	90%			2030	$44,100	10	$5,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	10%			2025	$4,900	10	$600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Exterior Lighting								
HID	100%			2025	$32,400	10		

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Radiant Heater	100%			2025	$179,900	2	$3,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : 10 Units								
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment								
Window/Wall Unit	40%	0-2	$6,300	2030	$10,500	1		
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
No Component	60%							
Plumbing								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STORAGE AND LOWER GARAGE
Asset # : 2371

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2030	$44,400	1		
Galvanized Steel	50%			2028	$44,100	1		
Water Heater With Tanks								
Electric	100%			2029	$23,100	4		
Sanitary Piping								
Cast Iron	100%	0-2	$1,700	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Front Outside Of The Building								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 50%								
Location : Locker Room								

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **NEW YORK BOTANICAL GARDEN UPPER GARAGE - MECH. SHOP**
Address : **SOUTHERN BLVD. @200TH STREET**
Borough : **BRONX**
Program / Asset # : **DCA0010.120 / 2257**
Area Sq Ft : **4,210**
Date of Survey : **13-Mar-2019**
Areas Surveyed : **Roof, Floors 1**
Block : **3272** **Lot** : **1**

Agency's Number : **N/A**
Yr Built/Renovated : **1982 /**
Project Type : **CULTURAL AFFAIRS**
Landmark Status : **NONE**
BIN :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Electrical	$99,500	$138,600
Total	**$99,500**	**$138,600**
Importance Code B	$99,500	$138,600
Total	**$99,500**	**$138,600**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$38,200	$4,700		
Interior Architecture	$13,300			
Electrical	$2,800	$10,000	$300	$300
Mechanical	$3,100	$23,100	$100	
Site Pavements	$5,600			
Total	**$62,900**	**$37,800**	**$400**	**$300**
Importance Code A	$38,300	$4,700	$100	
Importance Code B	$17,000	$33,000	$300	$300
Importance Code C	$7,600			
Total	**$62,900**	**$37,800**	**$400**	**$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 UPPER GARAGE - MECH. SHOP
Asset # : 2257

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Fieldstone	60%	4+	$26,700	LIFE	* *	5	$4,000	
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : Front And Side Facades								
Metal Sect. OHD	30%			2035	* *	5	$8,400	
Stucco Cement	10%	Now	$2,500	2035	* *	5	$1,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Sides And Rear Of Building								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : East And West Facades								
Parapets								
Masonry: Fieldstone	90%			LIFE	* *	5	$4,900	
Stucco Cement	10%			2035	* *	5	$1,100	
Roof								
Asphalt Shingle	90%	Now	$4,200	2033	$41,700			
Blisters, Extent : Moderate, Area Affected : 20%								
Location : Various Areas								
Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%								
Location : Leaders Not Functional								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : At Skylight								
Skylight, Metal/Glass	10%	Now	$4,800	2040	* *			
Miss/Damaged Flashings, Extent : Severe, Area Affected : 15%								
Location : Intersection Of Ridge And Wall								
Interior								
Floors								
Cast in Place Concrete	100%	0-2	$11,000	LIFE	* *	5	$14,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Interior Walls								
Concrete Masonry Unit	90%	Now	$1,800	LIFE	* *	5	$400	
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Near Roof								
Gypsum Board	10%	Now	$200	LIFE	* *	5	$100	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Upper Wall								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Upper Wall								
Ceilings								
Exposed Struc: Steel	97%			LIFE	* *			
Gypsum Board	3%	0-2	$300	LIFE	* *	5	$200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Office Ceiling								
Site Pavements								

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN UPPER GARAGE - MECH. SHOP
Asset # : 2257

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Asphalt	100%	0-2	$5,600	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	$14,700	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 600 Ampere Service								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2030	$63,500	5	$100	
Raceway								
Conduit	100%			2050	* *	1		
Panelboards								
Fused Disc Sw	5%			2029	$2,400	5		
Molded Case Bkrs	95%			2029	$46,000	5	$100	
Wiring								
Thermoplastic	100%			2030	$32,500	1		
Motor Controllers								
Locally Mounted	100%			2028	$17,800	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	$12,900	1	$1,300	
Generators								
Diesel	100%			2026	$99,500	1	$1,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : One 150 Kilowatts								
Batteries								
Lead/Acid	100%			2024	$2,400	5	$200	
Fuel Storage								
Main Tank	100%			2033	$75,100	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : 250 Gallons								
Lighting								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN UPPER GARAGE - MECH. SHOP
Asset # : 2257

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	100%			2030	$37,400	10	$4,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Service	50%			2030	$1,300	1		
No Component	50%							
Exterior Lighting								
HID	50%			2025	$9,600	10		
No Component	50%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Radiant Heater	30%			2030	$33,600	2	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanic Area								
Explanation : 3 Units								
No Component	70%							
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment								
Window/Wall Unit	10%			2024	$1,600	1		
No Component	90%							
Ventilation								
Exhaust Fans								
Wall Unit	70%	0-2	$1,300	2040	* *	2	$100	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : 2 Units, 1 For Each End Of The Building								
No Component	30%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		
Water Heater With Tanks								
Electric	100%			2025	$23,100	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **NEW YORK BOTANICAL GARDEN VISITOR SHOP**		
Address	: **SOUTHERN BLVD. @200TH STREET**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0010.250 / 13970**	**Yr Built/Renovated**	: **2003 /**
Area Sq Ft	: **5,232**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **08-Mar-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **3272** **Lot** : **1**	**BIN**	:

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Mechanical		$85,900
Total		**$85,900**
Importance Code B		$85,900
Total		**$85,900**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$4,600	$28,500		
Interior Architecture	$24,200			
Electrical	$100	$2,100	$200	$100
Mechanical	$4,800	$300	$800	$300
Total	**$33,800**	**$30,800**	**$1,000**	**$400**
Importance Code A	$4,900	$28,700	$300	$300
Importance Code B	$28,900	$2,100	$700	$100
Importance Code C				
Total	**$33,800**	**$30,800**	**$1,000**	**$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
NEW YORK BOTANICAL GARDEN VISITOR SHOP
Asset # : 13970

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Fieldstone	30%			LIFE	* *	5	$5,300	
Metal Panel	15%			2050	* *	5-10	$24,100	
Stucco Cement	5%			2043	* *	5	$2,900	
Window Wall	50%			2050	* *	5	$43,800	
Roof								
Metal Panel	85%			2043	* *	10	$9,000	
Skylight, Plastic	15%	Now	$4,600	2043	* *	1		
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Edge Fronting Plaza								
Soffits								
Wood	100%			2043	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Front And Rear Facade								
Explanation : Roof Overhang								
Interior								
Floors								
Cast in Place Concrete	100%	4+	$24,200	LIFE	* *	5	$26,500	
Horizontal Cracks, Extent : Moderate, Area Affected : 2%								
Location : Entry To Staff Area								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Interior Walls								
Gypsum Board	5%			LIFE	* *	5	$400	
Masonry: Fieldstone	50%			LIFE	* *			
No Component	45%							
Ceilings								
Exposed Struc: Wood	95%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	$600	
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%			2039	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2043	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Closet Room								
Explanation : One 45 Kilovolt-ampere, 480 High Voltage 208/120 Low Voltage								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2050	* *	5		
Raceway								
Conduit	100%			2050	* *	1		

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN VISITOR SHOP
Asset # : 13970

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2046	* *	5		
Molded Case Bkrs	95%			2046	* *	5	$100	
Wiring								
Thermoplastic	100%			2050	* *	1		
Motor Controllers								
Locally Mounted	100%			2043	* *	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	30%			2035	* *	10	$1,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	10%			2035	* *	10	$500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	60%			2038	* *			
Egress Lighting								
Exit, LED	50%			2058	* *	1		
No Component	50%							
Exterior Lighting								
HID	50%			2035	* *	10		
No Component	50%							
Alarm								
Security System								
No Component	90%							
Generic	10%			2035	* *	1	$200	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	* *	1-3	$1,000	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2050	* *	1		
Conversion Equipment								
Furnace	100%			2030	$15,900	1	$2,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside Rear Of The Building								
Explanation : 2 Package Units								
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
NEW YORK BOTANICAL GARDEN VISITOR SHOP
Asset # : 13970

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2030	$85,900	2	$300	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units, Outside Rear Of The Building								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	$4,500	LIFE	* *	2-5	$2,900	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Outside Of The Building								
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
Location : Outside Of The Building								
Exhaust Fans								
Roof	100%			2030	$9,900	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	* *	1		
Water Heater With Tanks								
Electric	100%			2028	$23,100	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **NEW YORK BOTANICAL GARDEN VISITORS REST ROOMS**
Address : **SOUTHERN BLVD. @200TH STREET**
Borough : **BRONX**
Agency's Number : **N/A**
Program / Asset # : **DCA0010.270 / 13972**
Yr Built/Renovated : **2003 /**
Area Sq Ft : **2,780**
Project Type : **CULTURAL AFFAIRS**
Date of Survey : **08-Mar-2019**
Landmark Status : **NONE**
Areas Surveyed : **Roof, Floors 1**
Block : **3272** **Lot** : **1** **BIN** :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Mechanical		$70,700
Total		**$70,700**
Importance Code A		$70,700
Total		**$70,700**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture			$20,100	$12,400
Interior Architecture	$800			
Electrical	$100	$2,600	$100	$100
Mechanical	$300		$500	
Total	**$1,100**	**$2,600**	**$20,700**	**$12,400**
Importance Code A	$300		$20,300	$12,400
Importance Code B	$100	$2,600	$300	$100
Importance Code C	$800			
Total	**$1,100**	**$2,600**	**$20,700**	**$12,400**

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 VISITORS REST ROOMS
Asset # : 13972

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Fieldstone	50%			LIFE	* *	5	$3,100	
Metal Panel	48%			2056	* *	5-10	$27,600	
Stucco Cement	2%			2043	* *	5	$400	
Windows								
Aluminum	100%			2052	* *	5	$1,100	
Roof								
Metal Panel	100%			2043	* *	10	$22,200	
Soffits								
Wood	100%			2047	* *	5	$23,700	
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	$8,900	
Horizontal Cracks, Extent : Light, Area Affected : 10%								
Location : Women Restroom								
Interior Walls								
Ceramic Tile	20%			2039	* *	5	$1,600	
Gypsum Board	80%			LIFE	* *	5	$3,900	
Ceilings								
Exposed Struc: Wood	100%			LIFE	* *			
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2074	* *			
Site Pavements								
On-Site Walkways								
Asphalt	50%			2039	* *			
Pavers/Stone	50%			2039	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2050	* *	1		
Panelboards								
Fused Disc Sw	5%			2046	* *	5		
Molded Case Bkrs	95%			2046	* *	5	$100	
Wiring								
Thermoplastic	100%			2050	* *	1		
Motor Controllers								
Locally Mounted	100%			2043	* *	5		
Lighting								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN VISITORS REST ROOMS
Asset # : 13972

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	100%			2035	* *	10	$2,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Exit, Service	50%			2035	* *	1		
No Component	50%							
Exterior Lighting								
LED	50%			2038	* *			
No Component	50%							
Alarm								
Security System								
No Component	90%							
Generic	10%			2035	* *	1	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : CCTV Surveillance Camera Only Outside								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	* *	1-3	$500	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Radiant Heater	100%			2030	$70,700	2	$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : 8 Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$1,500	
Exhaust Fans								
Interior	100%			2035	* *	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	* *	1		
Water Heater With Tanks								
Electric	100%			2028	$23,100	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN VISITORS REST ROOMS
Asset # : 13972

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

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

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	: **06-Mar-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2,3**		
Block	: **3272** **Lot** : **1**	**BIN**	:

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$6,927,500	$78,900
Interior Architecture	$210,400	
Electrical	$135,700	
Mechanical	$1,027,000	$662,100
Total	**$8,300,700**	**$741,000**
Importance Code A	$7,028,300	$78,900
Importance Code B	$1,210,900	$662,100
Importance Code C	$61,500	
Total	**$8,300,700**	**$741,000**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$140,800	$8,800		
Interior Architecture	$244,300	$7,600		$17,000
Electrical	$1,800	$71,400	$1,600	$1,500
Mechanical	$42,000	$15,100	$12,100	$9,000
Site Pavements	$50,700			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$483,600**	**$106,800**	**$17,600**	**$31,500**
Importance Code A	$142,800	$10,800	$2,000	$2,000
Importance Code B	$303,800	$96,100	$15,600	$29,400
Importance Code C	$37,000			
Total	**$483,600**	**$106,800**	**$17,600**	**$31,500**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN WATSON BUILDING
Asset # : 2373

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	30%	2-4	$35,800	LIFE	* *	5	$21,000	
Efflorescence, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%								
Location : At Expansion Joints								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Stairwell								
Metal/Glass Curt Wall	60%	Now	$6,927,500	LIFE	* *	5	$78,900	1
Air Infiltration, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Various Areas								
Corrosion/Rusting, Extent : Severe, Area Affected : 20%								
Location : Various Mullions								
Caulking Deteriorated, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Various Offices								
Stucco Cement	10%			2035	* *	5	$17,500	
Windows								
Aluminum	15%	Now	$31,300	2055	* *	5	$300	
Bent/Warped Elements, Extent : Severe, Area Affected : 25%								
Location : Various Locations								
Caulking Deteriorated, Extent : Severe, Area Affected : 35%								
Location : Throughout								
Unit Inoperable, Extent : Severe, Area Affected : 20%								
Location : Various Locations								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Various Locations								
No Component	85%							

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN WATSON BUILDING
Asset # : 2373

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick Cavity	20%	4+	$27,500	LIFE	* *	5	$900	
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Metal/Glass Curt Wall	40%	Now	$30,600	2040	* *	5	$3,600	
Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
Location : Various Areas								
Caulking Deteriorated, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Various Areas								
Metal Panel	10%	Now	$1,900	2050	* *	5	$900	1
Caulking Deteriorated, Extent : Severe, Area Affected : 50%								
Location : Coping Throughout								
Stucco Cement	30%	0-2	$4,200	2035	* *	5	$1,800	
Worn/Eroded, Extent : Moderate, Area Affected : 15%								
Location : Various Areas								
Roof								
IRMA/Protected Membrane	100%	4+	$9,500	2035	* *			
Drains Clogged, Extent : Moderate, Area Affected : 10%								
Location : Watson Connector								
Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%								
Location : Watson Connector								
Interior								
Floors								
Carpet	45%	Now	$190,100	2029	$475,200	3	$41,300	
Worn/Eroded, Extent : Severe, Area Affected : 20%								
Location : Third Floor								
Wrinkling, Extent : Severe, Area Affected : 10%								
Location : Third Floor								
Cast in Place Concrete	5%			LIFE	* *	5	$6,700	
Ceramic Tile	3%	Now	$40,400	2045	* *	5	$900	
Worn/Eroded, Extent : Severe, Area Affected : 50%								
Location : Bathrooms								
Ceramic Tile	2%			2043	* *	5	$1,200	
Terrazzo	3%			LIFE	* *	5	$1,400	
Vinyl Tile	42%	Now	$13,900	2035	* *	3	$9,600	
Worn/Eroded, Extent : Severe, Area Affected : 20%								
Location : Various Areas								

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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 WATSON BUILDING
Asset # : 2373

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%	Now	$61,500	2045	* *	5	$1,000	
Worn/Eroded, Extent : Severe, Area Affected : 30%								
Location : Bathrooms								
Ceramic Tile	2%			2043	* *	5	$1,300	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Handicap Toilet								
Concrete Masonry Unit	15%			LIFE	* *	5	$3,800	
Gypsum Board	80%			LIFE	* *	5	$30,500	
Ceilings								
AcousTileConcealSpLn	20%			2035	* *	5	$15,300	
AcousTileSusp.Lay-In	75%	Now	$148,900	2043	* *	5	$22,900	
Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
Location : First, Third And Fourth Floors								
Staining/Discoloring, Extent : Severe, Area Affected : 30%								
Location : First, Third And Fourth Floors								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Third Floor Office South Side At Window								
Worn/Eroded, Extent : Severe, Area Affected : 30%								
Location : First, Third And Fourth Floors								
Exposed Struc: Steel	5%			LIFE	* *			
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	80%	Now	$11,700	2043	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Pavers/Stone	20%	Now	$2,100	2039	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
On-Site Walkways								
Asphalt	100%	Now	$7,800	2039	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Parking/Driveway								
Asphalt	100%	Now	$29,200	2039	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Potholes, Extent : Severe, Area Affected : 5%								
Location : Throughout								

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN WATSON BUILDING
Asset # : 2373

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	$42,300	5	$100	
Raceway								
Conduit	95%			2030	$34,200	1		
Conduit	5%			2040	* *	1		
Panelboards								
Fused Disc Sw	5%			2029	$1,500	5		
Molded Case Bkrs	20%			2038	* *	5	$200	
Molded Case Bkrs	65%			2029	$19,000	5	$500	
Molded Case Bkrs	10%			2046	* *	5	$100	
Wiring								
Thermoplastic	20%			2050	* *	1		
Thermoplastic	50%			2030	$16,300	1		
Thermoplastic	30%			2040	* *	1		
Motor Controllers								
Locally Mounted	15%			2028	$10,400	5		
Locally Mounted	5%			2047	* *	5		
Motor Control Center	70%			2028	$48,600	5	$600	
Variable Frequency Drive	10%			2047	* *			
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	* *	1	$9,200	
Lighting								
Interior Lighting								
LED	100%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2025	$33,500	10	$4,900	
Exit, Service	50%			2025	$8,600	1		
Exterior Lighting								
HID	100%			2025	$135,700	10	$100	
Alarm								
Security System								
No Component	90%							
Generic	10%			2038	* *	1	$1,100	
Other Observation, Extent : Light, Area Affected : 100% Location : Outside The Building Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2025	$22,500	1-3	$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
NEW YORK BOTANICAL GARDEN WATSON BUILDING
Asset # : 2373

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2050	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Steam Provided From Adjacent Library Building								
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%			2026	$100,700	1	$20,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Explanation : 1 Unit								
Distribution								
Hot Wtr Piping/Pump	70%	0-2	$12,200	2038	* *	4	$1,400	
Corroded, Extent : Moderate, Area Affected : 25%								
Location : Various Locations								
Loose, Extent : Moderate, Area Affected : 50%								
Location : Control Valves, Various Locations.								
Central Plant Steam Piping/Pmp	30%			2030	$336,500	4	$600	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Steam Tunnel								
Explanation : Low Pressure Steam Direct From Science Building								
Terminal Devices								
Air Handler	15%			2025	$112,600	1	$3,800	
Air Handler	35%			2035	* *	1	$8,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 1 Exterior Package Unit								
Fan Coil Unit/Heat	50%	2-4	$197,800	2040	* *	1	$5,900	
Damaged, Extent : Moderate, Area Affected : 80%								
Location : Throughout								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Inefficient Units								
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN WATSON BUILDING
Asset # : 2373

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2038	* *	1	$7,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Using Refrigerant R410 In The Penthouse								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Explanation : 1 Unit. Using Refrigerant R-410a								
Ext Pkg Unit - Heating/Cooling	50%			2035	* *	2	$1,300	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 1 Unit, 4th Floor Roof								
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	40%	0-2	$2,300	2030	$23,200	4	$800	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Penthouse And Various Other Areas								
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2025	$69,700	1	$2,500	
Fan Coil - 4 Pipe	40%			2025	$546,200	1	$5,300	
No Component	50%							
Heat Rejection								
Dry Cooler	40%			2035	* *	2	$11,400	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	60%	0-2	$21,000	LIFE	* *	2-5	$13,700	
Unbalanced System, Extent : Moderate, Area Affected : 80%								
Location : Throughout								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$9,100	
Exhaust Fans								
Interior	75%			2030	$132,700	2	$900	
Roof	25%			2035	* *	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		
Water Heater With Tanks								
Electric	100%	0-2	$500	2030	$23,100	4		
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Penthouse								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Penthouse								
HW Heat Exchanger								
Steam Fired	100%			2030	$192,900	4	$4,000	

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

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
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2035	* *	1	$1,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 6th Floor								
Explanation : Watson And Pratt Share One Elevator. It Is Down Often, No Parts Are Available In The Market.								
Fire Suppression								
Standpipe								
Generic	100%			2040	* *	1-5	$20,600	
Sprinkler								
No Component	99%							
Generic	1%			2040	* *	1-2	$100	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **NEW YORK CITY CENTER**		
Address	: **130 W 56TH ST. BETWEEN 6TH - 7TH AVENUES**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0018.000 / 2354**	**Yr Built/Renovated**	: **1924 / 2011**
Area Sq Ft	: **174,689**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **29-Mar-2021**	**Landmark Status**	: **EXTERIOR LANDMARK**
Areas Surveyed	: **Basement, Roof, Floors 1,5,9**		
Block	: **1008** **Lot** : **15**	**BIN**	: **1023391**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$576,700	$295,200
Interior Architecture	$82,300	$1,407,100
Electrical	$1,176,600	$489,100
Mechanical	$436,900	$6,927,100
Total	**$2,272,400**	**$9,118,500**
Importance Code A	$576,700	$295,200
Importance Code B	$1,695,700	$8,823,300
Total	**$2,272,400**	**$9,118,500**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$52,800	$10,700		$17,100
Interior Architecture		$52,900	$11,400	$19,600
Electrical	$5,900	$9,900	$6,100	$34,100
Mechanical	$150,000	$58,000	$86,300	$71,400
Elevators/Escalators	$64,200	$64,200	$64,200	$64,200
Total	**$272,800**	**$195,600**	**$168,000**	**$206,400**
Importance Code A	$58,400	$10,700		$17,500
Importance Code B	$214,400	$184,900	$168,000	$188,900
Importance Code C				
Total	**$272,800**	**$195,600**	**$168,000**	**$206,400**

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 CITY CENTER
Asset # : 2354

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	7%			LIFE	* *	5	$124,500	
Masonry: Brick	75%	0-2	$301,400	LIFE	* *	5	$170,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Walls At Cooling Tower Roof								
Worn/Eroded, Extent : Moderate, Area Affected : 5%								
Location : Walls At Cooling Tower Roof								
Masonry: Granite	8%			LIFE	* *	5	$13,700	
Masonry: Limestone	10%			LIFE	* *	5	$17,100	
Windows								
Metal Clad	70%			2040	* *	5	$21,400	
Steel	10%	Now	$23,700	2057	* *	5	$3,100	
Air Infiltration, Extent : Moderate, Area Affected : 30%								
Location : Penthouse								
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Penthouse								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Penthouse And Tower								
Wood	20%	Now	$25,300	2057	* *	5	$4,900	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : North Facade								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : North Facade								
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$6,900	
Masonry: Granite	5%			LIFE	* *	5	$500	
Masonry: Limestone	5%	Now	$2,600	LIFE	* *	5	$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Roof								
Built-Up (BUR)	5%			2027	$55,400	10	$4,400	
Clay Tile	30%			2052	* *	10	$26,600	
Copper/Terne	5%			2047	* *	10	$11,100	
Modified Bitumen	53%	2-4	$219,900	2037	* *			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 40%								
Location : Roof Atop Office Tower								
Ponding, Extent : Moderate, Area Affected : 40%								
Location : Roof Atop Office Tower								
Roll Roofing	5%			2028	$30,800	5	$7,400	
Skylight, Metal/Glass	2%			2042	* *	10	$5,900	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK CITY CENTER
Asset # : 2354

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Exposed Struc: Steel	30%			LIFE	* *	5	$4,000	
Glass: Special Gauge	20%			LIFE	* *	1		
Masonry: Travertine	10%			LIFE	* *			
Metal Panel	10%	Now	$1,200	2042	* *	5	$800	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%								
Location : Service Entry On 56th Street								
Stucco Cement	30%			2037	* *	5	$3,200	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Service Entry On 56th Street								
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Service Entry On 56th Street								
Interior								
Floors								
Carpet	25%			2028	$1,239,200	3	$98,000	
Cast in Place Concrete	15%			LIFE	* *	5	$85,800	
Ceramic Tile	5%			2041	* *	5	$13,100	
Marble Panels	10%			LIFE	* *	5	$19,600	
Marble Panels	5%			LIFE	* *	5	$9,800	
Quarry Tile	5%			2037	* *	5	$19,600	
Sheet Vinyl/Rubber	5%			2037	* *	5	$19,600	
Terrazzo	15%			LIFE	* *	5	$30,600	
Vinyl Tile	15%			2032	$1,161,300	3	$14,700	
Interior Walls								
Glazed Ceramic Panel	5%			LIFE	* *			
Gypsum Board	25%			LIFE	* *	5	$31,800	
Masonry: Brick	10%			LIFE	* *			
Travertine Panels	5%			LIFE	* *			
Plaster	20%			LIFE	* *	5	$12,700	
Plaster	35%			LIFE	* *	5	$22,300	
Ceilings								
AcousTileSusp.Lay-In	15%			2045	* *	5	$40,400	
Exposed Struc: Concrete	5%			LIFE	* *	5	$2,100	
Gypsum Board	15%			LIFE	* *	5	$50,500	
Plaster	15%	4+	$82,300	LIFE	* *	5	$25,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Ceiling Adjacent To Proscenium In Main Theatre								
Plaster	50%			LIFE	* *	5	$84,200	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2052	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 56th Street								
Explanation : Service Entry Gate								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	* *			

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK CITY CENTER
Asset # : 2354

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Masonry: Granite	100%			LIFE	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2037	* *			
Other Observation, Extent : N/A, Area Affected : 10%								
Location : 56th Street								
Explanation : Service Entry								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 55 And 56 Street Electrical Rooms								
Explanation : Main Service Switches Rated At 1600 And 1200 Amperes								
Transformers								
Dry Type	100%			2045	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 56 Street Electrical Room								
Explanation : Various Capacities								
Switchgear / Switchboard								
Fused Disc Sw	100%			2052	* *	5	$700	
Raceway								
Conduit	90%			2032	$127,700	1		
Conduit	10%			2052	* *	1		
Panelboards								
Fused Disc Sw	10%			2031	$9,600	5	$400	
Fused Disc Sw	5%			2048	* *	5	$200	
Molded Case Bkrs	75%			2040	* *	5	$3,500	
Molded Case Bkrs	10%			2048	* *	5	$500	
Wiring								
Braided Cloth	25%			2031	$35,900	1		
Thermoplastic	65%			2042	* *	1		
Thermoplastic	10%			2052	* *	1		
Motor Controllers								
Locally Mounted	50%			2030	$256,000	5	$600	
Locally Mounted	20%			2037	* *	5	$200	
Variable Frequency Drive	30%			2045	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,600	
Lighting								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK CITY CENTER
Asset # : 2354

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	50%			2037	* *	10	$80,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	45%			2027	$1,096,500	2	$1,700	
LED	5%			2037	* *			
Egress Lighting								
Emergency, Battery	50%			2037	* *	10	$21,100	
Exit, Battery	50%			2037	* *	10	$5,900	
Exterior Lighting								
LED	10%			2037	* *			
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	$105,500	1	$19,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
No Component	60%							
Generic, Digital	40%			2037	* *	1-3	$43,100	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Steam From Con Edison								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%	Now	$5,600	2041	* *	5	$5,200	
Damaged, Extent : Severe, Area Affected : 5%								
Location : Basement. Defective Steam Condensate Return Pumping System								
Distribution								
Steam Piping/Pump	100%			2032	$1,499,400			
Terminal Devices								
Air Handler	80%			2032	$2,818,900	1	$86,400	
Convector/Radiator	20%			2030	$306,200	1	$11,300	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK CITY CENTER
Asset # : 2354

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	15%			2041	* *	1	$28,400	
R-134a Refrigerant, Extent : Light, Area Affected : 15%								
Location : Basement Chiller Room. One 100 Ton Unit								
Centrifugal,Compressor Turbine	60%			2035	* *	1	$113,400	
Other Observation, Extent : N/A, Area Affected : 60%								
Location : Basement Chiller Room								
Explanation : 2 Chillers, 350 Ton Each With hydrochlorofluorocarbon (HCFC) 123 Refrigerant								
Reciprocating Compr/Chiller	10%			2027	$276,200	1	$8,100	
R-22 Refrigerant, Extent : Light, Area Affected : 10%								
Location : Roof. One 60 Ton Unit.								
Window/Wall Unit	15%			2027	$106,400	1		
Distribution								
CW & CHW Wtr Pipe/Pump	75%			2052	* *	4	$9,700	
No Component	25%							
Terminal Devices								
Air Handler/Cool/Ht	85%			2037	* *	1	$91,800	
No Component	15%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2027	$54,200	2	$12,200	
Water Cooling Tower	75%			2036	* *	2	$131,900	
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$97,400	
Exhaust Fans								
Interior	100%			2032	$830,500	2	$5,400	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2042	* *	1		
Galvanized Steel	50%	0-2	$23,900	2030	$1,195,200	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK CITY CENTER
Asset # : 2354

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater With Tanks								
Electric	50%	Now	$300	2025	$12,700	4		
Malfunctioning, Extent : Severe, Area Affected : 50%								
Location : 1 Of 2 Units In Basement								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Basement								
Explanation : 1 Of 2 Units.								
Electric	50%			2030	$12,700	4		
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Basement								
Explanation : 1 Of 2 Units Installed In 2017.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$37,500	2042	* *	4	$3,700	
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Basement								
Sewage Ejector(s)								
Electric	100%			2032	$98,000	4	$10,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Stage 1 And 2 Closets.								
Explanation : 2 Duplex Units.								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 80%								
Location : 2 Units From Basement To 9th Floor, 1 Unit From 1st To 5th Floor, 1 Unit From Basement To 6th Floor								
Explanation : 4 Units Plus 1 Wheelchair Lift								
Hydraulic	20%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : 1 Unit.								
Fire Suppression								
Standpipe								
Generic	100%			2042	* *	1-5	$91,300	
Sprinkler								
No Component	25%							
Generic	75%			2052	* *	1-2	$36,700	
Fire Pump								
Generic	100%			2028	$178,800	1	$32,600	

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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **NEW YORK HALL OF SCIENCE**		
Address	: **47-01 111TH STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0017.000 / 2366**	**Yr Built/Renovated**	: **1964 / 2014**
Area Sq Ft	: **153,509**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **30-Mar-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **2018** **Lot** : **1**	**BIN**	: **4441124**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$193,100	$467,400
Interior Architecture	$315,900	
Electrical		$2,392,500
Mechanical	$1,056,000	$10,118,200
Site Pavements	$1,055,300	
Total	**$2,620,300**	**$12,978,100**
Importance Code A	$193,100	$517,600
Importance Code B	$1,372,000	$12,460,500
Importance Code C	$1,055,300	
Total	**$2,620,300**	**$12,978,100**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$248,200			
Interior Architecture	$179,700		$28,400	$4,600
Electrical	$66,800	$25,100	$26,500	$28,900
Mechanical	$125,600	$52,800	$118,900	$49,900
Site Enclosure	$36,300			
Site Pavements	$61,000	$700	$700	$16,800
Elevators/Escalators	$7,900	$7,900	$7,900	$7,900
Total	**$725,500**	**$86,500**	**$182,400**	**$108,200**
Importance Code A	$263,400	$15,200	$15,200	$15,200
Importance Code B	$344,500	$70,600	$166,500	$74,800
Importance Code C	$117,500	$700	$700	$18,100
Total	**$725,500**	**$86,500**	**$182,400**	**$108,200**

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK HALL OF SCIENCE
Asset # : 2366

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	35%	Now	$87,000	LIFE	* *	5	$74,400	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Great Hall East And West Facades								
Exposed Reinforcement, Extent : Moderate, Area Affected : 3%								
Location : Loading Dock								
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Loading Dock								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Loading Dock								
Fiberglass Panel	32%	Now	$48,400	2042	* *	5	$25,500	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : North And West Facades								
Masonry: Brick Cavity	13%			LIFE	* *	5	$11,100	
Metal Panel	5%			2053	* *	5-10	$14,600	
Pre-Cast Concrete	5%			LIFE	* *	5	$13,800	
Stucco Cement	5%	Now	$5,900	2046	* *	5	$2,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Bulkhead And Throughout								
Window Wall	5%			2053	* *	5	$8,000	
Windows								
Metal Louvers	5%			2042	* *	10	$44,400	
No Component	95%							
Parapets								
Masonry: Brick Cavity	20%			LIFE	* *	5-10	$13,500	
Metal Panel	20%			2053	* *	5	$7,600	
Metal Rail	30%	0-2	$19,400	2046	* *	5	$21,000	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Deteriorated Finish, Extent : Light, Area Affected : 25%								
Location : Throughout								
Pre-Cast Concrete	30%	Now	$23,500	LIFE	* *	5	$18,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK HALL OF SCIENCE
Asset # : 2366

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	20%	Now	$29,800	2033	$99,300			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%								
Location : Over Auditorium Lobby								
Expansion Joint Failure, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Over Auditorium And Auditorium Lobby, Over Technology Gallery, Around Smoke Purge Fans Over Main Entrance Rotunda.								
Fiberglass Panel	25%	Now	$5,800	2042	* *	1		
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Around Roof Drains								
Modified Bitumen	30%	Now	$41,800	2033	$139,500			
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Seams Open/Split, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Plaza Roof: Stone Panels	10%	Now	$10,900	2053	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Sloped Glazing	15%	Now	$106,100	LIFE	* *	5	$87,100	
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : North Wing Addition								
Soffits								
Cast in Place Concrete	100%	0-2	$38,800	LIFE	* *	5	$67,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Interior								
Floors								
Carpet	20%			2032	$461,400	3	$40,100	
Worn/Eroded, Extent : Light, Area Affected : 25%								
Location : Throughout								
Cast in Place Concrete	10%	0-2	$110,900	LIFE	* *	5	$29,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement Mechanical Rooms								
Ceramic Tile	5%			2042	* *	5	$6,700	
Sheet Vinyl/Rubber	25%	Now	$42,700	2038	* *	5	$25,000	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Corridors								
Terrazzo	20%			LIFE	* *	5	$41,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Vinyl Tile	10%			2038	* *	3	$5,000	
Under Construction	10%							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK HALL OF SCIENCE
Asset # : 2366

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *	10	$13,000	
Cast in Place Concrete	15%			LIFE	* *	10	$19,400	
Ceramic Tile	5%			2042	* *	5	$2,600	
Concrete Masonry Unit	5%			LIFE	* *	5	$2,100	
Fiberglass Panel	25%			LIFE	* *	10	$3,200	
Glass: Single Pane	5%			LIFE	* *	5	$3,900	
Gypsum Board	25%			LIFE	* *	5-10	$22,000	
Repairs in Progress, Extent : N/A, Area Affected : 20%								
Location : Basement Level								
Metal Panel	5%			LIFE	* *	10	$1,200	
Wood	5%			LIFE	* *	5	$20,700	
Ceilings								
AcousTileSusp.Lay-In	20%			2046	* *	5	$26,700	
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	15%	Now	$146,600	LIFE	* *	5	$3,100	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Mechanical Area								
Exposed Struc: Steel	10%			LIFE	* *	10	$26,700	
Gypsum Board	20%			LIFE	* *	5-10	$91,800	
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Under Mezzanine								
Explanation : Repair In Progress								
Metal Panel	15%			LIFE	* *	5	$50,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Metal Grid System								
No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 2002 Addition								
Explanation : Sloped Glazing Over								
Site Enclosure								
Fence/Gates								
Chain Link	30%			2053	* *			
Exposed Struc: Steel	15%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Activity Yard								
Explanation : Metal Panel Wall								
Iron Picket	55%	2-4	$31,300	2068	* *			
Deteriorated Finish, Extent : Light, Area Affected : 15%								
Location : Throughout								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK HALL OF SCIENCE
Asset # : 2366

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	50%			2068	* *			
Masonry: Brick	50%	Now	$5,000	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Main Entrance								
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Near Loading Dock								
Explanation : Percast Concrete								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$44,100	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	72%	Now	$109,500	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Near Activity Yard								
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Adjacent Parking Lot Entry Road								
Explanation : Under Construction								
Metal	3%			2063	* *	1-3	$71,600	
Pavers/Stone	25%	Now	$303,300	2042	* *			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Main Entrance								
Ponding, Extent : Moderate, Area Affected : 20%								
Location : Main Entrance								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Main Entrance								
Explanation : Clog Trench Drain								
Parking/Driveway								
Asphalt	100%	Now	$642,400	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Potholes, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Parking Lot Entry Road								
Explanation : Under Construction								
Activity Yard								
Cast in Place Concrete	20%			2046	* *			
Rubber Matting	80%			2038	* *			

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK HALL OF SCIENCE
Asset # : 2366

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$50,200	5	$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 4,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	60%			2033	$63,500	5	$400	
Fused Disc Sw	30%			2053	* *	5	$200	
Molded Case Bkrs	10%			2053	* *	5	$400	
Raceway								
Conduit	70%			2033	$66,700	1		
Conduit	30%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$8,800	5	$400	
Molded Case Bkrs	35%			2032	$30,700	5	$1,400	
Molded Case Bkrs	55%			2049	* *	5	$2,200	
Wiring								
Braided Cloth	15%	2-4	$14,200	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Original Wing								
Thermoplastic	30%			2053	* *	1		
Thermoplastic	55%			2033	$52,200	1		
Motor Controllers								
Locally Mounted	35%			2031	$189,400	5	$400	
Locally Mounted	10%			2046	* *	5	$100	
Motor Control Center	50%			2031	$270,500	5	$2,100	
Variable Frequency Drive	5%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	$10,600	1	$47,200	
Generators								
Diesel	100%			2029	$79,900	1	$59,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside The Building								
Explanation : One 200 Kilowatts								
Batteries								
Lead/Acid	100%			2024	$2,400	5	$5,700	
Fuel Storage								
Main Tank	100%			2036	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Outside								
Explanation : One 200 Gallons								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK HALL OF SCIENCE
Asset # : 2366

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	30%			2038	* *	10	$42,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : New Wing Offices								
Fluorescent	10%			2028	$244,700	10	$14,100	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Ramp And Mechanical Room								
Fluorescent	10%			2038	* *	10	$14,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
HID	2%			2028		10	$100	
Incandescent	20%			2033	$438,700	2	$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Exhibit Areas								
Explanation : Floodlights And Spot Lights								
LED	28%			2038	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Exhibit Areas								
Explanation : LED Lighting For Exhibits								
Egress Lighting								
Emergency, Service	45%			2028	$41,600	1		
Emergency, Service	10%			2038	* *	1		
Emergency, Battery	5%			2028	$12,600	10	$1,900	
Exit, LED	30%			2061	* *	1		
Exit, Service	10%			2028	$6,500	1		
Exterior Lighting								
HID	20%			2028	$139,900	10	$100	
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2036	* *	5	$500	
Alarm								
Security System								
Generic	50%			2033	$140,700	1	$28,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Camera								
Generic	50%			2028	$140,700	1	$28,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Lobby And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK HALL OF SCIENCE
Asset # : 2366

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$386,700	1-3	$97,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Alarm Bell, Manual Pull Boxes, Horns, Smoke Detectors And Fire Alarm Panel								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$152,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	20%	0-2	$6,600	2032	$65,600	4	$1,500	
Leak Evident, Extent : Severe, Area Affected : 20%								
Location : 2 Condensate Pump At Discovery Room. Water Pump In The Boiler Room. Return Piping Steam Leaking								
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Hot Water Controller, Boiler Room								
Central Plant Steam Piping/Pmp	80%	0-2	$337,300	2033	$3,372,700	4	$6,100	
Obsolete Equipment, Extent : Severe, Area Affected : 50%								
Location : Vacuum Pumps. Replacement Needed								
Steam Traps Faulty, Extent : Severe, Area Affected : 50%								
Location : Various Areas								
Terminal Devices								
Air Handler	45%	0-2	$253,900	2033	$1,269,600	1	$38,400	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Various Locations								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Fan Room. 1 Unit In Boiler Room, 1 In South Entrance. Unit At Backstage								
Air Handler	40%			2033	$1,128,600	1	$38,000	
Convector/Radiator	15%			2038	* *	1	$7,400	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK HALL OF SCIENCE
Asset # : 2366

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	60%			2041	* *	1	$42,700	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Air Conditioning Room								
Reciprocating Compr/Chiller	35%	Now	$38,700	2033	$774,100	1	$22,400	
Not in Service, Extent : Severe, Area Affected : 10%								
Location : Air Conditioning Room								
R-134a Refrigerant, Extent : Moderate, Area Affected : 100%								
Location : Air Conditioning Room								
Split Unit	5%			2038	* *			
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	$12,100	2043	* *	4	$7,600	
Malfunctioning, Extent : Moderate, Area Affected : 30%								
Location : Valves, Various Areas								
Terminal Devices								
Air Handler/Cool/Ht	60%			2028	$1,745,500	1	$57,000	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Fan Rooms								
Air Handler/Cool/Ht	40%			2033	$1,163,600	1	$38,000	
Heat Rejection								
Water Cooling Tower	100%	0-2	$75,700	2034	* *	2	$123,600	
Broken, Extent : Moderate, Area Affected : 50%								
Location : Defective Mechanical Valve And The Plastic Fill								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$329,200	LIFE	* *	2-5	$85,600	
Unit Inoperable, Extent : Severe, Area Affected : 20%								
Location : Dampers, Various Areas								
Exhaust Fans								
Interior	90%	0-2	$59,800	2028	$598,400	2	$3,400	
Malfunctioning, Extent : Severe, Area Affected : 90%								
Location : Boiler Room In The Basement. Poor Ventilation In Ultraviolet Lighting And Sanitizing Movie Theatre								
Roof	10%			2033	$29,100	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK HALL OF SCIENCE
Asset # : 2366

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater With Tanks								
Electric	20%			2028	$9,200	4		
Other Observation, Extent : Light, Area Affected : 20%								
Location : Various Areas								
Explanation : Several Small Electric Units								
Gas Fired	80%			2026	$26,700	2		
Other Observation, Extent : Light, Area Affected : 80%								
Location : Boiler Room								
Explanation : 100 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$26,400	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Water Backup At Front Entrance. Insufficient Drain At Science Playground								
Leak Evident, Extent : Severe, Area Affected : 5%								
Location : 1st Floor North Wing Corner								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : No Drain At Rocket Plaza, Rotanda And In Various Locations								
Explanation : Insufficient, Blocked Storm Drain Throughout.								
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$3,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Duplex Units								
Sewage Ejector(s)								
Electric	100%	Now	$1,600	2038	* *	4	$6,100	
Not in Service, Extent : Severe, Area Affected : 50%								
Location : Auto Operation								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Duplex Units								
Backflow Preventer								
Generic	100%			2038	* *	1	$9,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 2nd Floor								
Explanation : Two Units, One Out Of Service Due To Control Module Not Available								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$77,400	
Sprinkler								
Generic	100%			2043	* *	1-2	$43,000	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK HALL OF SCIENCE
Asset # : 2366

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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **NEW YORK PUBLIC THEATER**		
Address	: **425 LAFAYETTE ST. (NEAR ASTOR PL.)**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0019.000 / 2378**	**Yr Built/Renovated**	: **1854 / 2012**
Area Sq Ft	: **87,873**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **11-May-2021**	**Landmark Status**	: **EXTERIOR LANDMARK**
Areas Surveyed	: **Basement, Roof, Floors 1,1M,2,2M,3**		
Block	: **544** **Lot** : **16**	**BIN**	: **1008774**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$513,300	$146,400
Interior Architecture		$1,512,800
Electrical	$52,600	$305,100
Mechanical	$36,600	$1,365,800
Total	**$602,400**	**$3,330,000**
Importance Code A	$513,300	$146,400
Importance Code B	$89,100	$3,033,900
Importance Code C		$149,700
Total	**$602,400**	**$3,330,000**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture		$5,200		$20,900
Interior Architecture		$28,200	$9,000	
Electrical	$28,100	$8,400	$8,600	$55,100
Mechanical	$51,000	$34,300	$28,200	$60,500
Site Pavements	$6,400			
Elevators/Escalators	$7,900	$7,900	$7,900	$7,900
Total	**$93,400**	**$83,900**	**$53,700**	**$144,400**
Importance Code A	$6,100	$11,300	$6,100	$27,200
Importance Code B	$87,300	$72,600	$47,700	$117,300
Importance Code C				
Total	**$93,400**	**$83,900**	**$53,700**	**$144,400**

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATER
Asset # : 2378

Architecture / System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	68%			LIFE	* *	5	$91,100	
Masonry: Brownstone	25%	2-4	$270,900	LIFE	* *	5	$25,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Front Facade								
Metal Panel	5%			2052	* *	5-10	$46,100	
Stucco Cement	2%			2045	* *	5	$6,700	
Windows								
Aluminum	25%			2040	* *	5	$3,700	
Wood	75%	Now	$69,000	2048	* *	5	$55,300	1
Dry Rot/Decay, Extent : Severe, Area Affected : 20%								
Location : Front Facade								
Parapets								
Masonry: Brick	75%			LIFE	* *	5	$7,100	
Masonry: Brownstone	15%			LIFE	* *	5	$3,400	
Metal Cornice	5%			2047	* *	10	$1,500	
Metal Rail	5%			2037	* *	5-10	$8,600	
Roof								
Modified Bitumen	2%			2037	* *	10	$1,600	
Single Ply Membrane	98%	2-4	$173,400	2037	* *			
Patching Evident, Extent : Severe, Area Affected : 20%								
Location : Main Roof								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Main Roof								
Explanation : Worn								
Interior								
Floors								
Carpet	20%			2031	$498,700	3	$39,500	
Ceramic Tile	5%			2041	* *	5	$6,600	
Granite Panels	10%			LIFE	* *	5	$9,900	
Terrazzo	10%			LIFE	* *	5	$10,300	
Vinyl Tile	35%			2032	$1,363,100	3	$17,300	
Vinyl Tile	15%			2037	* *	3	$7,400	
Wood	5%			2060	* *	5	$12,300	
Interior Walls								
Gypsum Board	10%			LIFE	* *	5	$21,900	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	65%			LIFE	* *	5	$71,200	
Plaster	5%			LIFE	* *	5	$5,500	
Wood	5%			LIFE	* *	5	$73,000	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATER
Asset # : 2378

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2045	* *	5	$12,800	
Exposed Struc: Steel	5%			LIFE	* *			
Glass: Susp Panels	15%			LIFE	* *			
Masonry: Vault Struct	10%			LIFE	* *			
Plaster	35%			LIFE	* *	5	$28,100	
Plaster	25%			LIFE	* *	5	$20,000	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2067	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$6,400	2045	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Lafayette Street								
On-Site Walkways								
Cast in Place Concrete	100%			2045	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2032	$12,100	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room No.1								
Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.								
Fused Disc Sw	50%			2042	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room No.2								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.								
Transformers								
Dry Type	100%			2037	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room No.2								
Explanation : Two 500 Kilovolt Ampere, 208/480 Volts								
Switchgear / Switchboard								
Fused Disc Sw	50%			2032	$34,800	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room No.1								
Explanation : 4 Vertical Sections								
Fused Disc Sw	50%			2042	* *	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room No.2								
Explanation : 2 Vertical Sections 2000 Amperes Each								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATER
Asset # : 2378

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	70%			2032	$47,200	1		
Conduit	30%			2042	* *	1		
Panelboards								
Fused Disc Sw	15%			2040	* *	5	$300	
Molded Case Bkrs	40%			2040	* *	5	$900	
Molded Case Bkrs	45%			2031	$24,100	5	$1,000	
Wiring								
Braided Cloth	25%	2-4	$16,100	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2042	* *	1		
Thermoplastic	45%			2032	$29,100	1		
Motor Controllers								
Locally Mounted	10%			2037	* *	5	$100	
Variable Frequency Drive	90%			2037	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Stand-by Power								
Transfer Switches								
Automatic	50%			2037	* *	1	$13,500	
Automatic	50%			2030	$5,800	1	$13,500	
Generators								
Diesel	100%			2028	$86,400	1	$34,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated At 60 Kilowatts								
Batteries								
Lead/Acid	100%			2024	$2,600	5	$3,300	
Fuel Storage								
Day Tank	50%			2031	$13,700	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : No Nameplate Rating Capacity								
Main Tank	50%			2035	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 250 Gallon Capacity								
Lighting								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATER
Asset # : 2378

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	5%			2027	$52,600	10	$4,000	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2032	$105,200	10	$8,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	3%			2032	$31,500	10	$2,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways								
Fluorescent	2%			2037	* *	10	$1,600	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Mezzanine								
LED	80%			2037	* *			
Egress Lighting								
Emergency, Service	40%			2027	$23,200	1		
Emergency, Battery	10%			2027	$15,800	10	$2,100	
Exit, LED	50%			2047	* *	1		
Exterior Lighting								
LED	20%			2037	* *			
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	10%			2037	* *	1	$3,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Lobby And Hallways								
Explanation : CCTV Surveillance Cameras								
Generic	10%			2040	* *	1	$3,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion System								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2032	$48,600	1-3	$10,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2058	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future 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 THEATER
Asset # : 2378

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	60%			2037	* *	1	$26,100	
Other Observation, Extent : Light, Area Affected : 60%								
Location : Roof								
Explanation : 3 Rooftop Package Units								
Steam Boiler	40%			2037	* *	1	$34,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit								
Distribution								
Steam Piping/Pump	30%			2032	$226,300			
Steam Traps Faulty, Extent : Severe, Area Affected : 15%								
Location : Various Locations								
No Component	70%							
Terminal Devices								
Air Handler	10%			2037	* *	1	$5,400	
Convector/Radiator	10%			2030	$77,000	1	$2,800	
Fan Coil Unit/Heat	10%			2032	$233,500	1	$2,800	
No Component	70%							
Air Conditioning								
Energy Source								
Electricity	100%			2048	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2037	* *	1	$12,200	
Other Observation, Extent : Light, Area Affected : 30%								
Location : Basement								
Explanation : 1 Multistacks Unit, R-410a								
Ext Pkg Unit - Heating/Cooling	70%			2037	* *	2	$3,800	
R-134a Refrigerant, Extent : Light, Area Affected : 75%								
Location : 6 Units, Roof								
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2042	* *	4	$1,300	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2037	* *	1	$10,900	
Fan Coil - 4 Pipe	10%			2032	$358,300	1	$2,800	
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	70%			2037	* *	2	$42,800	
Water Cooling Tower	30%			2033	$142,700	2	$26,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$49,000	

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 PUBLIC THEATER
Asset # : 2378

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	30%			2037	* *	2	$800	
Roof	20%			2027	$36,600	2	$500	
Roof	50%			2037	* *	2	$1,300	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2042	* *	1		
Galvanized Steel	20%			2030	$240,500	1		
Water Heater With Tanks								
Electric	70%			2030	$17,700	4		
Electric	30%			2032	$7,600	4		
Sanitary Piping								
Cast Iron	100%	Now	$23,700	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 5%								
Location : North Side Of The Basement								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2027	$18,900	4	$1,900	
Backflow Preventer								
Generic	100%			2037	* *	1	$5,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement, 1, 1 Mezzanine, 2, 2 Mezzanine, 3rd Floor								
Explanation : 2 Units. (1 Is Under Repair)								
Fire Suppression								
Sprinkler								
Generic	100%			2052	* *	1-2	$24,600	
Fire Pump								
Generic	100%			2035	* *	1	$16,400	
Chemical System								
Generic	100%			2030	$87,500	1-3	$80,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set								

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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **NEW YORK PUBLIC THEATER DELACORTE SERVICE SHED**		
Address	: **CENTRAL PARK 79TH ST. AND WEST DRIVE**		
Borough	: **MANHATTAN**	**Agency's Number**	: **M010-156**
Program / Asset #	: **DCA0019.020 / 2971**	**Yr Built/Renovated**	: **1980 / 1991**
Area Sq Ft	: **1,250**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **06-May-2021**	**Landmark Status**	: **HISTORICAL LANDMARK DISTRICT**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **1111** **Lot** : **1**	**BIN**	: **1083810**

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$5,300	$500		$9,400
Interior Architecture			$200	
Electrical				$800
Mechanical	$100	$200	$200	$1,700
Total	**$5,400**	**$700**	**$400**	**$11,900**
Importance Code A	$5,300	$500	$100	$9,400
Importance Code B		$200	$200	$2,500
Importance Code C			$200	
Total	**$5,400**	**$700**	**$400**	**$11,900**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATER DELACORTE SERVICE SHED
Asset # : 2971

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	100%	4+	$5,300	2042	* *	5	$7,000	
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Throughout Facade								
Painted Surfaces, Extent : Moderate, Area Affected : 100%								
Location : All Facades								
Windows								
Aluminum	50%			2040	* *	5	$100	
Metal Louvers	50%			2035	* *	10	$500	
Roof								
Metal Panel	100%			2037	* *	10	$9,400	
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : Roof								
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	$4,700	
Interior Walls								
Ceramic Tile	10%			2041	* *	5	$400	
Gypsum Board	10%			LIFE	* *	5	$200	
No Component	80%							
Ceilings								
Exposed Struc: Steel	95%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	$100	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	5%			2037	* *			
Paver: Asphalt	95%			2035	* *	5		

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2032	$4,700	1		
Panelboards								
Molded Case Bkrs	100%			2031	$10,700	5		
Wiring								
Thermoplastic	100%			2032	$9,700	1		
Lighting								
Interior Lighting								
Fluorescent	70%			2032	$6,600	10	$800	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
LED	30%			2037	* *			

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATER DELACORTE SERVICE SHED
Asset # : 2971

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			2037	* *	10	$200	
Exit, LED	50%			2060	* *	1		
Exterior Lighting								
HID	10%			2027	$600	10		
LED	10%			2037	* *			
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	$500	1	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Cameras								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Heat Pump Air Sourced	100%			2030		2	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : 2 Units								
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Split Unit	70%			2032	$22,300			
Other Observation, Extent : Light, Area Affected : 70%								
Location : Various Locations								
Explanation : 2 Units								
Window/Wall Unit	30%			2027	$1,500	1		
Terminal Devices								
Fan Coil - 4 Pipe	70%			2032	$35,700	1	$300	
No Component	30%							
Heat Rejection								
Air Cooled Condenser Unit	100%			2037	* *	2	$900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$700	
Exhaust Fans								
Roof	100%			2032	$2,600	2		

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATER DELACORTE SERVICE SHED
Asset # : 2971

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks								
Electric	100%			2030	$25,300	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **NEW YORK PUBLIC THEATER DELACORTE THEATER - 1900 SEATS**
Address : **CENTRAL PARK 79TH ST. AND WEST DRIVE**
Borough : **MANHATTAN**
Agency's Number : **M010-256D**
Program / Asset # : **DCA0019.010 / 2590**
Yr Built/Renovated : **1960 / 1992**
Area Sq Ft : **37,500**
Project Type : **CULTURAL AFFAIRS**
Date of Survey : **06-May-2021**
Landmark Status : **HISTORICAL LANDMARK DISTRICT**
Areas Surveyed : **Roof, Floors 1**
Block : **1111** **Lot** : **1** **BIN** : **1083810**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$194,700	$69,900
Electrical		$564,300
Mechanical		$190,900
Total	**$194,700**	**$825,100**
Importance Code A	$194,700	$69,900
Importance Code B		$755,200
Total	**$194,700**	**$825,100**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture		$500		$1,900
Interior Architecture			$1,000	$28,400
Electrical	$300	$600	$500	$600
Mechanical	$5,800	$400	$900	$20,700
Total	**$6,100**	**$1,500**	**$2,500**	**$51,700**
Importance Code A	$200	$500	$200	$2,000
Importance Code B	$5,800	$1,000	$2,200	$49,700
Importance Code C				
Total	**$6,100**	**$1,500**	**$2,500**	**$51,700**

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 PUBLIC THEATER DELACORTE THEATER - 1900 SEATS
Asset # : 2590

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	40%			LIFE	* *	5	$11,700	
Wood	60%	Now	$194,700	2045	* *	5	$69,900	
Bent/Warped Elements, Extent : Moderate, Area Affected : 8%								
Location : Exterior Walls At Various Locations								
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Stadium Area								
Parapets								
Metal Rail	5%			2045	* *	5-10	$800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Over Control Booth								
Explanation : Pipe Railing								
No Component	95%							
Roof								
Single Ply Membrane	25%			2037	* *	10	$1,900	
No Component	75%							
Soffits								
Wood	100%			2045	* *	5		
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$17,700	
Ceramic Tile	5%			2041	* *	5	$2,000	
Wood	75%			2047	* *	5	$56,900	
Other Observation, Extent : Moderate, Area Affected : 80%								
Location : Outdoor Seating Area								
Explanation : This Floor Is The Outdoor Seating Area								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Concrete Masonry Unit	85%			LIFE	* *	5	$2,400	
Gypsum Board	5%			LIFE	* *	5	$200	
Ceilings								
Exposed Struc: Steel	25%			LIFE	* *			
Exposed Struc: Wood	5%			LIFE	* *			
No Component	70%							
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	60%			2045	* *			
Pavers/Stone	40%			2041	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CULTURAL AFFAIRS - 126

NEW YORK PUBLIC THEATER DELACORTE THEATER - 1900 SEATS

Asset # : 2590

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$8,100	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	50%			2032	$23,200	5	$100	
Molded Case Bkrs	50%			2042	* *	5	$500	
Raceway								
Conduit	80%			2032	$31,600	1		
Conduit	20%			2042	* *	1		
Panelboards								
Fused Disc Sw	5%			2031	$1,600	5		
Molded Case Bkrs	45%			2040	* *	5	$400	
Molded Case Bkrs	50%			2031	$16,000	5	$500	
Wiring								
Thermoplastic	100%			2042	* *	1		
Motor Controllers								
Locally Mounted	100%			2030	$102,400	5	$300	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	20%			2032	$89,800	10	$6,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Offices								
Fluorescent	30%			2032	$134,600	10	$10,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Compact Fluorescent Lamps								
HID	20%			2032	$80,600	10	$200	
LED	30%			2032	$156,900			
Egress Lighting								
Emergency, Battery	50%			2032	$24,300	10	$3,300	
Exit, LED	50%			2060	* *	1		
Exterior Lighting								
LED	20%			2037	* *			
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	$15,100	1	$2,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Cameras								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future 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 THEATER DELACORTE THEATER - 1900 SEATS
Asset # : 2590

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2042	* *	1		
No Component	90%							
Conversion Equipment								
Heat Pump Air Sourced	10%			2030		2	$1,200	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Various Areas								
Explanation : 5 Units								
No Component	90%							
Terminal Devices								
Fan Coil Unit/Heat	10%			2032	$10,000	1	$1,200	
No Component	90%							
Air Conditioning								
Energy Source								
Electricity	20%			2040	* *	1		
No Component	80%							
Conversion Equipment								
Split Unit	20%			2032	$190,900			
Other Observation, Extent : Light, Area Affected : 20%								
Location : Various Locations								
Explanation : 13 Units, R-134								
Window/Wall Unit	10%			2027	$15,200	1		
No Component	70%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2032	$36,800	1	$1,200	
Fan Coil - 4 Pipe	10%			2032	$45,900	1	$1,200	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$2,100	
No Component	90%							
Exhaust Fans								
Interior	10%			2032	$17,800	2	$100	
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	20%	Now	$5,200	2042	* *	1		
Corroded, Extent : Severe, Area Affected : 10%								
Location : And Leaking At Water Main Valve.								
No Component	80%							
Water Heater With Tanks								
Electric	20%			2027	$5,100	4		
Other Observation, Extent : Light, Area Affected : 20%								
Location : Various								
Explanation : 4 Units								
No Component	80%							

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

DEPARTMENT OF CULTURAL AFFAIRS - 126

NEW YORK PUBLIC THEATER DELACORTE THEATER - 1900 SEATS

Asset # : 2590

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	20%			LIFE	* *	1		
No Component	80%							
Fixtures								
Generic	100%							

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **NY AQUARIUM ANIMAL AND AQUATIC HEALTH**		
Address	: **BOARDWALK AND W.8TH ST. SURF AVENUE AND W. 8TH ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0009.260 / 14750**	**Yr Built/Renovated**	: **2006 / 2014**
Area Sq Ft	: **35,000**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **20-Jun-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2**		
Block	: **8698** **Lot** : **1**	**BIN**	:

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture		$63,500
Mechanical		$778,300
Total		**$841,800**
Importance Code A		$287,300
Importance Code B		$554,500
Total		**$841,800**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$41,300	$1,200		
Interior Architecture		$3,100	$2,100	$14,500
Electrical	$6,500	$35,900	$4,100	$3,400
Mechanical	$5,000	$1,700	$5,500	$6,100
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$56,700**	**$45,800**	**$15,600**	**$27,900**
Importance Code A	$43,300	$2,800	$2,000	$1,500
Importance Code B	$13,400	$43,100	$13,600	$26,400
Importance Code C				
Total	**$56,700**	**$45,800**	**$15,600**	**$27,900**

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 ANIMAL AND AQUATIC HEALTH
Asset # : 14750

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	15%			LIFE	* *	5	$6,100	
Masonry: Brick Cavity	40%			LIFE	* *	5	$26,000	
Metal/Glass Curt Wall	9%			LIFE	* *	5	$11,000	
Metal Panel	1%			2050	* *	5-10	$4,500	
Metal: Cage/Fence	5%			2043	* *	5	$14,200	
Pre-Cast Concrete	30%			LIFE	* *	5	$63,500	
Windows								
Aluminum	85%	2-4	$27,600	2046	* *	5	$5,900	
Hardware Missing, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal Louvers	15%			2039	* *	10	$13,100	
Parapets								
Concrete Masonry Unit	20%			LIFE	* *	5	$1,000	
Masonry: Brick Cavity	50%			LIFE	* *	5	$2,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Parapet Wall								
Explanation : Covered With Epdm Roofing								
Pre-Cast Concrete	30%			LIFE	* *	5	$8,000	
Roof								
Single Ply Membrane	75%	4+	$13,700	2038	* *			
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : Drain On Main Roof								
Skylight, Plastic	25%			2043	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Shark Tank								
Explanation : Plexiglas/ Aluminum Frame								
Soffits								
Stucco Cement	100%			2043	* *	5		
Interior								
Floors								
Carpet	15%			2031	$107,100	3	$9,300	
Cast in Place Concrete	35%			LIFE	* *	5	$31,600	
Steel Grating	10%			2056	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Adjacent To Shark Tank								
Explanation : Aluminum Decking								
Vinyl Tile	40%			2038	* *	3	$6,200	

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
NY AQUARIUM ANIMAL AND AQUATIC HEALTH
Asset # : 14750

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Shark Tank								
Explanation : Base Of Tank Walls								
Concrete Masonry Unit	55%			LIFE	* *	5	$14,800	
Fiberglass Panel	10%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Shark Tank								
Explanation : Curved Plexi								
Gypsum Board	30%			LIFE	* *	5	$12,100	
Ceilings								
AcousTileSusp.Lay-In	70%			2047	* *	5	$28,900	
Exposed Struc: Steel	5%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Metal Decking								
Exposed Struc: Wood	5%			LIFE	* *			
Gypsum Board	20%			LIFE	* *	5	$10,300	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2050	* *			
Free Standing Walls								
Masonry: Brick	100%			2050	* *			
Retaining Walls								
Masonry: Brick	100%			2050	* *			
Site Pavements								
On-Site Walkways								
Asphalt	30%			2039	* *			
Cast in Place Concrete	70%			2043	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Transformers								
Dry Type	100%			2043	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 112.5 Kilovolt-ampere, 480 Volts Primary, 277/208 Volts Secondary								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM ANIMAL AND AQUATIC HEALTH
Asset # : 14750

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	50%			2050	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Vertical Sections								
Molded Case Bkrs	50%			2050	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Vertical Sections								
Raceway								
Conduit	100%			2050	* *	1		
Panelboards								
Fused Disc Sw	10%			2046	* *	5	$100	
Molded Case Bkrs	90%			2046	* *	5	$800	
Wiring								
Thermoplastic	100%			2050	* *	1		
Motor Controllers								
Locally Mounted	100%			2043	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	* *	1	$10,800	
Generators								
Natural Gas	100%			2039	* *	1	$13,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Emergency Generator Rated At 150 Kilowatts								
Batteries								
Lead/Acid	100%			2024	$2,400	5	$1,300	
Lighting								
Interior Lighting								
Fluorescent	99%			2035	* *	10	$31,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T- 8 Lamps								
Fluorescent	1%			2035	* *	10	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Closets								
Explanation : Compact Fluorescent Lights								
Egress Lighting								
Emergency, Service	50%			2035	* *	1		
Exit, LED	50%			2058	* *	1		
Exterior Lighting								
LED	30%			2035	* *			
No Component	70%							

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM ANIMAL AND AQUATIC HEALTH
Asset # : 14750

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	* *	1	$3,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	* *	1-3	$6,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Mechanical Rooms, Electrical Room								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	15%			2050	* *	1		
Natural Gas	85%			2050	* *	1		
Conversion Equipment								
Furnace	85%			2030	$90,400	1	$14,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 3 Rooftop Package Units								
Radiant Heater	15%			2030	$133,400	2	$2,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Pool And Pump Areas								
Explanation : 4 Units								
Air Conditioning								
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	85%			2030	$488,200	2	$1,800	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 3 Rooftop Package Units								
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$19,500	
Exhaust Fans								
Roof	100%			2030	$66,300	2	$1,100	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM ANIMAL AND AQUATIC HEALTH
Asset # : 14750

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2040	* *	1		
Other Observation, Extent : Light, Area Affected : 20%								
Location : Pool And Pump Areas								
Explanation : PVC Piping								
Galvanized Steel	10%	0-2	$2,200	2035	* *	1		
Corroded, Extent : Severe, Area Affected : 100%								
Location : Pump Room								
Water Heater With Tanks								
Gas Fired	100%			2029	$33,400	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Explanation : 2 Units								
HW Heat Exchanger								
HTHW/HW	15%			2040	* *			
Other Observation, Extent : Light, Area Affected : 20%								
Location : Pump Room								
Explanation : 3 Units								
No Component	85%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Pool Filter/Treatment								
Sand	100%			2035	* *	4	$8,700	
Backflow Preventer								
Generic	100%			2035	* *	1	$2,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 2nd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2050	* *	1-2	$500	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **NY AQUARIUM ANIMAL CARE FACILITY**		
Address	: **BOARDWALK AND W.8TH ST. SURF AVENUE AND W. 8TH ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0009.280 / 14752**	**Yr Built/Renovated**	: **2015 /**
Area Sq Ft	: **6,000**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **20-Jun-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **8698** **Lot** : **1**	**BIN**	:

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture				$300
Interior Architecture				
Electrical	$300	$300	$500	$400
Mechanical	$3,800	$1,400	$6,000	$1,400
Total	**$4,200**	**$1,700**	**$6,600**	**$2,200**
Importance Code A	$600	$600	$600	$900
Importance Code B	$3,600	$1,100	$5,900	$1,200
Total	**$4,200**	**$1,700**	**$6,600**	**$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
NY AQUARIUM ANIMAL CARE FACILITY
Asset # : 14752

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	8%			LIFE	* *	5	$4,000	
Metal Coiling Doors	2%			2047	* *	5	$600	
Pre-Cast Concrete	90%			LIFE	* *	5	$28,900	
Windows								
Metal Louvers	2%			2039	* *	10		
No Component	98%							
Parapets								
Pre-Cast Concrete	100%			LIFE	* *	5	$2,600	
Roof								
Single Ply Membrane	100%			2038	* *	10	$26,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : White Epdm								
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	$40,700	
Ceilings								
Exposed Struc: Concrete	100%			LIFE	* *	5	$1,500	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	95%			2047	* *			
Metal	5%			2056	* *	1-3		
Other Observation, Extent : Light, Area Affected : 5%								
Location : Exterior								
Explanation : Metal Stair								
Parking/Driveway								
Asphalt	100%			2039	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 400 Amperes.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2056	* *	5	$200	
Raceway								
Conduit	100%			2056	* *	1		
Panelboards								
Fused Disc Sw	20%			2052	* *	5		
Molded Case Bkrs	80%			2052	* *	5	$100	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM ANIMAL CARE FACILITY
Asset # : 14752

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	100%			2056	* *	1		
Motor Controllers								
Locally Mounted	100%			2047	* *	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2038	* *	10	$11,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T- 8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$1,500	
Exit, Battery	50%			2038	* *	10	$400	
Exterior Lighting								
LED	30%			2038	* *			
No Component	70%							
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$3,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Manual Pull Stations, Strobe Lights, Horns, Smoke Detectors And Alarm Bells								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2056	* *	1		
Conversion Equipment								
Furnace	50%			2038	* *	1	$3,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 1 Unit								
Hot Water Boiler	50%			2047	* *	1	$3,100	
Distribution								
Hot Wtr Piping/Pump	50%			2052	* *	4	$500	
No Component	50%							
Terminal Devices								
Fan Coil Unit/Heat	50%			2038	* *	1	$2,000	
No Component	50%							
Air Conditioning								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM ANIMAL CARE FACILITY
Asset # : 14752

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2038	* *	1	$2,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 1 Unit. R-410a								
Ext Pkg Unit - Heating/Cooling	50%			2038	* *	2	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 1 Unit. R-410a								
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2056	* *	4	$500	
No Component	50%							
Terminal Devices								
Air Handler/Dir Expansion	50%			2038	* *	1		
No Component	50%							
Heat Rejection								
Air Cooled Condenser Unit	100%			2038	* *	2	$8,700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$6,900	
Exhaust Fans								
Interior	50%			2038	* *	2	$200	
Roof	50%			2038	* *	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2056	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : 90 Percent PVC Piping								
Water Heater With Tanks								
Electric	100%			2029	$23,100	4		
HW Heat Exchanger								
HTHW/HW	100%			2056	* *			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Pool Filter/Treatment								
Activated Carbon	100%			2034	* *	4	$3,100	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM ANIMAL CARE FACILITY
Asset # : 14752

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Backflow Preventer								
Generic	100%			2038	* *	1	$800	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2056	* *	1-2	$3,500	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **NY AQUARIUM DISCOVERY COVE**		
Address	: **BOARDWALK AND W.8TH ST. SURF AVENUE AND W. 8TH ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0009.100 / 2365**	**Yr Built/Renovated**	: **1985 / 2014**
Area Sq Ft	: **26,000**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **20-Jun-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **8698** **Lot** : **1**	**BIN**	: **3245160**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture		$492,000
Interior Architecture		$59,100
Total		**$551,000**
Importance Code A		$492,000
Importance Code B		$59,100
Total		**$551,000**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture		$21,800	$500	
Interior Architecture	$1,500	$1,200		$2,500
Mechanical	$2,000	$1,600	$2,000	$1,600
Total	**$3,600**	**$24,600**	**$2,500**	**$4,100**
Importance Code A	$1,600	$23,400	$2,100	$1,600
Importance Code B	$400	$1,200	$400	$2,500
Importance Code C	$1,500			
Total	**$3,600**	**$24,600**	**$2,500**	**$4,100**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM DISCOVERY COVE
Asset # : 2365

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	35%			LIFE	* *	5	$16,500	
Masonry: Brick Cavity	35%			LIFE	* *	5	$26,400	
Pre-Cast Concrete	20%			LIFE	* *	5	$49,100	
Window Wall	10%			2050	* *	5	$28,300	
Windows								
Aluminum	100%			2046	* *	5	$1,000	
Parapets								
Concrete Masonry Unit	35%			LIFE	* *	5	$3,800	
Masonry: Brick Cavity	35%			LIFE	* *	5	$3,400	
Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
Location : East Roof Decks								
Metal Panel	10%			2050	* *	5	$3,700	
Pre-Cast Concrete	20%			LIFE	* *	5	$12,100	
Roof								
Built-Up (BUR)	75%			2030	$492,000	10	$43,200	
Metal Panel	5%			2043	* *	10	$5,300	
Modified Bitumen	10%			2035	* *	10	$5,800	
Skylight, Metal/Glass	10%			2040	* *	10	$19,200	
Interior								
Floors								
Carpet	5%			2031	$42,400	3	$3,700	
Cast in Place Concrete	55%			LIFE	* *	5	$59,100	
Panel/Paver: Concrete	30%			2056	* *			
Sheet Vinyl/Rubber	10%			2038	* *	5	$7,400	
Other Observation, Extent : Light, Area Affected : 5%								
Location : 1st Floor								
Explanation : 24x24 Thick Rubber Panels								
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$1,500	
Concrete Masonry Unit	40%			LIFE	* *	5	$4,900	
Fabric on Framing	20%			2034	* *	5	$3,100	
Glass: Special Gauge	5%			LIFE	* *	1		
Other Observation, Extent : Light, Area Affected : 5%								
Location : Small Aquarium Wall								
Explanation : Thick Acrylic Glazing								
Gypsum Board	25%			LIFE	* *	5	$4,600	
Wood	5%			LIFE	* *	5	$6,100	
Ceilings								
AcousTileSusp.Lay-In	10%			2047	* *	5	$4,900	
Exposed Struc: Concrete	25%			LIFE	* *	5	$1,900	
Exposed Struc: Steel	35%			LIFE	* *			
Gypsum Board	20%			LIFE	* *	5	$12,300	
Metal Panel	10%			LIFE	* *	5	$6,100	
Site Pavements								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
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
Site Pavements								
On-Site Walkways								
Asphalt	70%			2039	* *			
Cast in Place Concrete	30%			2043	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Under Construction	100%							
Transformers								
Under Construction	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Under Construction	100%							
Panelboards								
Under Construction	100%							
Wiring								
Under Construction	100%							
Motor Controllers								
Under Construction	100%							
Ground								
Grounding Devices								
Under Construction	100%							
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Generators								
Under Construction	100%							
Batteries								
Under Construction	100%							
Fuel Storage								
Under Construction	100%							
Lighting								
Interior Lighting								
Under Construction	100%							
Egress Lighting								
Under Construction	100%							
Lightning Protection								
Arresters/Cabling								
Under Construction	100%							
Alarm								
Security System								
Under Construction	100%							

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

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
Alarm								
Fire/Smoke Detection								
Under Construction	100%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Under Construction	100%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Throughout								
Explanation : The Building Is Under Construction								
Conversion Equipment								
Furnace	100%			2038	* *	1	$16,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 5 Units								
Distribution								
Under Construction	100%							
Terminal Devices								
Under Construction	100%							
Air Conditioning								
Energy Source								
Under Construction	100%							
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2038	* *	2	$2,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 5 Units. R-410a Refrigerant								
Distribution								
Under Construction	100%							
Terminal Devices								
Under Construction	100%							
Dehumidifier								
Under Construction	100%							
Ventilation								
Distribution								
Under Construction	100%							
Exhaust Fans								
Under Construction	100%							
Plumbing								
H/C Water Piping								
Under Construction	100%							
Water Heater With Tanks								
Under Construction	100%							

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM DISCOVERY COVE
Asset # : 2365

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
HW Heat Exchanger								
Under Construction	100%							
Sanitary Piping								
Under Construction	100%							
Storm Drain Piping								
Under Construction	100%							
Sump Pump(s)								
Under Construction	100%							
Pool Filter/Treatment								
Under Construction	100%							
Sewage Ejector(s)								
Under Construction	100%							
Backflow Preventer								
Under Construction	100%							
Fixtures								
Under Construction	100%							
Vertical Transport								
Elevators								
Under Construction	100%							
Escalators								
Under Construction	100%							
Fire Suppression								
Standpipe								
Under Construction	100%							
Sprinkler								
Under Construction	100%							
Fire Pump								
Under Construction	100%							
Chemical System								
Under Construction	100%							

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

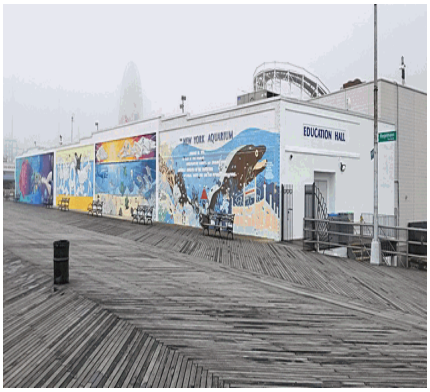
Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **NY AQUARIUM EDUCATION / MAINT.**		
Address	: **BOARDWALK AND W.8TH ST. SURF AVENUE AND W. 8TH ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0009.000 / 2355**	**Yr Built/Renovated**	: **1950 / 2014**
Area Sq Ft	: **11,800**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **19-Jun-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2**		
Block	: **8698** **Lot** : **1**	**BIN**	: **3245160**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$219,500	
Interior Architecture		$314,100
Electrical		$356,200
Mechanical	$106,600	
Total	**$326,200**	**$670,300**
Importance Code A	$219,500	
Importance Code B	$106,600	$670,300
Total	**$326,200**	**$670,300**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture		$35,900	$300	
Interior Architecture	$29,900	$8,200	$500	
Electrical	$10,300	$100	$300	$300
Mechanical	$18,400	$2,000	$3,200	$1,500
Total	**$58,700**	**$46,300**	**$4,300**	**$1,800**
Importance Code A	$1,000	$37,100	$1,300	$1,200
Importance Code B	$57,200	$9,200	$3,000	$600
Importance Code C	$500			
Total	**$58,700**	**$46,300**	**$4,300**	**$1,800**



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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM EDUCATION / MAINT.
Asset # : 2355

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	3%			LIFE	* *	5	$500	
Masonry: Brick	20%			LIFE	* *	5	$5,300	
Metal Sect. OHD	2%			2035	* *	5	$1,700	
Stucco Cement	75%	Now	$219,500	2043	* *	5	$24,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Above Warehouse Door And South Facade								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Above Warehouse Door								
Windows								
Aluminum	100%			2046	* *	5	$500	
Parapets								
Metal Panel	10%			2050	* *	5	$200	
Stucco Cement	90%			2035	* *	5	$1,200	
Roof								
Modified Bitumen	100%			2035	* *	10	$34,300	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	30%			2031	$189,800	3	$16,500	
Cast in Place Concrete	45%			LIFE	* *	5	$36,000	
Ceramic Tile	5%			2033	$100,800	5	$1,800	
Vinyl Tile	10%			2035	* *	3	$1,400	
Wood	10%			2033	$213,300	5	$6,900	
Interior Walls								
Ceramic Tile	5%			2039	* *	5	$900	
Concrete Masonry Unit	15%			LIFE	* *	5	$1,100	
Gypsum Board	75%			LIFE	* *	5	$8,400	
Plywood/Hardboard	5%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	30%			2035	* *	5	$5,500	
AcousTileSusp.Lay-In	15%			2043	* *	5	$2,700	
Exposed Struc: Concrete	55%	Now	$29,500	LIFE	* *	5	$1,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Storage Area								
Exposed Reinforcement, Extent : Severe, Area Affected : 25%								
Location : Concrete Beams In Storage Area, Boiler Room								
Loose/Delam Surface, Extent : Severe, Area Affected : 20%								
Location : Storage Area								
Site Pavements								
On-Site Walkways								
Asphalt	20%			2039	* *			
Cast in Place Concrete	78%			2043	* *			
Wood	2%			2028		1-3		

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM EDUCATION / MAINT.
Asset # : 2355

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 400 Amperes.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2056	* *	5	$300	
Raceway								
Conduit	50%			2056	* *	1		
Conduit	50%			2030	$12,600	1		
Panelboards								
Fused Disc Sw	10%			2052	* *	5		
Molded Case Bkrs	60%			2052	* *	5	$200	
Molded Case Bkrs	30%			2029	$11,700	5	$100	
Wiring								
Thermoplastic	50%			2030	$14,000	1		
Thermoplastic	50%			2056	* *	1		
Motor Controllers								
Locally Mounted	100%			2047	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%	0-2	$10,200	LIFE	* *	5	$200	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Pitt								
Lighting								
Interior Lighting								
Fluorescent	100%			2030	$356,200	10	$22,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2030	$20,100	10	$3,000	
Exit, Service	50%			2030	$5,200	1		
Exterior Lighting								
LED	30%			2038	* *			
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2038	* *	1	$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : CCTV Surveillance Camera								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126

NY AQUARIUM EDUCATION / MAINT.

Asset # : 2355

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2050	* *	1		
Natural Gas	90%			2050	* *	1		
Conversion Equipment								
Furnace	50%			2038	* *	1	$6,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units								
Hot Water Boiler	30%			2043	* *	1	$3,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Unit								
Radiant Heater	10%			2035	* *	2	$1,100	
No Component	10%							
Distribution								
Hot Wtr Piping/Pump	30%			2038	* *	4	$400	
No Component	70%							
Terminal Devices								
Convector/Radiator	10%			2035	* *	1	$800	
Fan Coil Unit/Heat	20%	0-2	$10,700	2025	$106,600	1	$1,400	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : 1st Floor								
No Component	70%							
Air Conditioning								
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	50%			2038	* *	2	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : R-410a Refrigerant								
Split Unit	10%			2038	* *			
No Component	40%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2038	* *	1	$800	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2038	* *	2	$1,700	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$6,800	
No Component	50%							

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
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
Ventilation								
Exhaust Fans								
Roof	50%			2038	* *	2	$400	
Wall Unit	5%			2025	$500	2		
No Component	45%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		
Water Heater With Tanks								
Electric	100%			2028	$23,100	4		
Sanitary Piping								
Cast Iron	100%	0-2	$6,000	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Storage Room								
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$500	
Fixtures								
Generic	100%							

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **NY AQUARIUM HOLDING POOLS**		
Address	: **BOARDWALK AND W.8TH ST**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0009.290 / 14783**	**Yr Built/Renovated**	: **2015 /**
Area Sq Ft	: **20,000**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **21-Jun-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1**		
Block	: **8698** **Lot** : **1**	**BIN**	:

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture		$13,300		
Interior Architecture				
Electrical			$300	$400
Mechanical	$2,600	$1,800	$4,300	$4,300
Total	**$2,600**	**$15,100**	**$4,600**	**$4,600**
Importance Code A	$900	$14,300	$1,000	$1,000
Importance Code B	$1,600	$800	$3,600	$3,600
Total	**$2,600**	**$15,100**	**$4,600**	**$4,600**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM HOLDING POOLS
Asset # : 14783

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	$7,200	
Exposed Struc: Steel	5%			LIFE	* *	5	$2,200	
Metal, Corrugated	85%			2050	* *	1		
Roof								
Single Ply Membrane	90%			2035	* *	10	$12,000	
Other Observation, Extent : Light, Area Affected : 90%								
Location : Roof Of Holding Area								
Explanation : Tensile Fabric Roof Membrane								
Single Ply Membrane	10%			2035	* *	10	$1,300	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Roof								
Explanation : Epdm Roof								
Interior								
Floors								
Cast in Place Concrete	70%			LIFE	* *	5	$32,800	
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Interior								
Explanation : Pool Holding Area								
Ceilings								
Exposed Struc: Concrete	5%			LIFE	* *	5	$200	
Exposed Struc: Steel	5%			LIFE	* *			
No Component	90%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Inside Holding Area								
Explanation : Underside Of Tensile Fabric Roof								
Site Pavements								
On-Site Walkways								
Asphalt	60%			2039	* *			
Cast in Place Concrete	40%			2043	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : Main Service Disconnect Switch Rated At 400 Amperes.								
Transformers								
Dry Type	100%			2047	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 30 Kilovolt-ampere, 480 Volts Primary, 208/ 120 Volts Secondary								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific 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 HOLDING POOLS
Asset # : 14783

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2056	* *	5	$500	
Raceway								
Conduit	100%			2056	* *	1		
Panelboards								
Molded Case Bkrs	100%			2052	* *	5	$500	
Wiring								
Thermoplastic	100%			2056	* *	1		
Motor Controllers								
Locally Mounted	100%			2047	* *	5	$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	50%			2038	* *	10	$9,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
Explanation : T- 8 Lamps								
HID	25%			2038	* *	10	$200	
LED	25%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$2,400	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	30%			2038	* *	10		
No Component	70%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2056	* *	1		
Natural Gas	95%			2056	* *	1		
Conversion Equipment								
Furnace	30%			2030	$18,200	1	$3,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside Of The Building								
Explanation : 1 Unit								
Hot Water Boiler	65%			2047	* *	1	$6,400	
Radiant Heater	5%			2035	* *	2	$500	
Distribution								
Hot Wtr Piping/Pump	65%			2046	* *	4	$600	
No Component	35%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM HOLDING POOLS
Asset # : 14783

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	30%			2035	* *	1	$3,700	
No Component	70%							
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2038	* *	1	$2,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside Of The Building								
Explanation : 1 Unit. R-410a								
No Component	70%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2056	* *	4	$400	
No Component	70%							
Terminal Devices								
Air Handler/Dir Expansion	30%			2038	* *	1		
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	30%			2038	* *	2	$4,200	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$11,200	
Exhaust Fans								
Interior	100%			2035	* *	2	$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : 90 Percent PVC Piping								
HW Heat Exchanger								
HTHW/HW	100%			2056	* *			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : PVC Piping								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Pool Filter/Treatment								
Sand	100%			2047	* *	4	$5,000	

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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
NY AQUARIUM HOLDING POOLS
Asset # : 14783

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Backflow Preventer								
Not Accessible	100%							

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **NY AQUARIUM LABORATORY**
Address : **BOARDWALK AND W.8TH ST. SURF AVENUE AND W. 8TH ST.**
Borough : **BROOKLYN** — **Agency's Number** : **N/A**
Program / Asset # : **DCA0009.030 / 2357** — **Yr Built/Renovated** : **1965 / 2014**
Area Sq Ft : **12,540** — **Project Type** : **CULTURAL AFFAIRS**
Date of Survey : **20-Jun-2019** — **Landmark Status** : **NONE**
Areas Surveyed : **Floors 1**
Block : **8698** **Lot** : **1** — **BIN** : **3245160**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Electrical		$57,100
Total		**$57,100**
Importance Code B		$57,100
Total		**$57,100**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$1,200	$3,500		
Electrical				
Mechanical		$2,600		
Total	**$1,200**	**$6,100**		
Importance Code A	$1,200	$3,500		
Importance Code B		$2,600		
Total	**$1,200**	**$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 LABORATORY
Asset # : 2357

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	65%			LIFE	* *	5	$24,500	
Metal Panel	3%			2040	* *	5-10	$7,800	
Pre-Cast Concrete	30%			LIFE	* *	5	$36,800	
Window Wall	2%			2050	* *	5	$2,800	
Windows								
Aluminum	100%	0-2	$1,200	2038	* *	5	$600	
Caulking Deteriorated, Extent : Light, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : West Facade								
Parapets								
Not Accessible	100%							
Roof								
Not Accessible	100%							
Interior								
Floors								
Under Construction	100%							
Interior Walls								
Under Construction	100%							
Ceilings								
Under Construction	100%							
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2065	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2043	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Under Construction	100%							
Transformers								
Under Construction	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Under Construction	100%							
Panelboards								
Under Construction	100%							
Wiring								
Under Construction	100%							

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM LABORATORY
Asset # : 2357

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Under Construction	100%							
Ground								
Grounding Devices								
Under Construction	100%							
Lighting								
Interior Lighting								
Under Construction	100%							
Egress Lighting								
Under Construction	100%							
Exterior Lighting								
HID	100%			2030	$57,100	10		
Alarm								
Security System								
Under Construction	100%							
Fire/Smoke Detection								
Under Construction	100%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Under Construction	100%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Throughout								
Explanation : The Building Is Under Construction								
Conversion Equipment								
Under Construction	100%							
Distribution								
Under Construction	100%							
Terminal Devices								
Under Construction	100%							
Air Conditioning								
Energy Source								
Under Construction	100%							
Conversion Equipment								
Under Construction	100%							
Distribution								
Under Construction	100%							
Terminal Devices								
Under Construction	100%							
Heat Rejection								
Under Construction	100%							
Dehumidifier								
Under Construction	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
NY AQUARIUM LABORATORY
Asset # : 2357

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Under Construction	100%							
Exhaust Fans								
Under Construction	100%							
Plumbing								
H/C Water Piping								
Under Construction	100%							
Water Heater With Tanks								
Under Construction	100%							
HW Heat Exchanger								
Under Construction	100%							
Sanitary Piping								
Under Construction	100%							
Storm Drain Piping								
Under Construction	100%							
Sump Pump(s)								
Non-Submersible	100%			2025	$2,500	4	$400	
Pool Filter/Treatment								
Under Construction	100%							
Sewage Ejector(s)								
Under Construction	100%							
Backflow Preventer								
Under Construction	100%							
Fixtures								
Under Construction	100%							
Vertical Transport								
Elevators								
Under Construction	100%							
Escalators								
Under Construction	100%							
Fire Suppression								
Standpipe								
Under Construction	100%							
Sprinkler								
Under Construction	100%							
Fire Pump								
Under Construction	100%							
Chemical System								
Under Construction	100%							

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **NY AQUARIUM MAIN AQUARIUM**		
Address	: **BOARDWALK AND W.8TH ST. SURF AVENUE AND W. 8TH ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0009.020 / 2356**	**Yr Built/Renovated**	: **1957 / 2014**
Area Sq Ft	: **22,100**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **19-Jun-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **8698** **Lot** : **1**	**BIN**	: **3245160**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$113,800	$247,000
Interior Architecture		$1,087,500
Electrical		$48,600
Mechanical	$152,900	$495,400
Total	**$266,700**	**$1,878,400**
Importance Code A	$113,800	$247,000
Importance Code B	$152,900	$756,500
Importance Code C		$875,000
Total	**$266,700**	**$1,878,400**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture		$7,000	$200	
Interior Architecture	$28,100	$2,400	$13,600	$2,600
Electrical	$12,800	$12,700	$3,000	$2,500
Mechanical	$50,900	$15,300	$6,500	$6,200
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$95,700**	**$41,300**	**$27,200**	**$15,200**
Importance Code A	$2,000	$9,200	$2,200	$2,000
Importance Code B	$88,500	$32,100	$22,900	$13,200
Importance Code C	$5,300		$2,200	
Total	**$95,700**	**$41,300**	**$27,200**	**$15,200**

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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
NY AQUARIUM MAIN AQUARIUM
Asset # : 2356

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	75%	Now	$113,800	LIFE	* *	5	$26,800	
Diagonal Cracks, Extent : Moderate, Area Affected : 25%								
Location : South Facade								
Efflorescence, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Expansion Joint Failure, Extent : Moderate, Area Affected : 5%								
Location : East Facade								
Horizontal Cracks, Extent : Moderate, Area Affected : 20%								
Location : All Facades								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal/Glass Curt Wall	8%			LIFE	* *	5	$5,400	
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Under Canopy Structure								
Explanation : Folding Glass Panel Enclosure								
Metal Coiling Doors	5%			2043	* *	5	$5,600	
Stucco Cement	7%			2043	* *	5	$6,200	
Window Wall	5%			2040	* *	5	$6,700	
Windows								
Aluminum	25%			2046	* *	5	$400	
Glass Block	70%			LIFE	* *	5	$600	
Metal Louvers	5%			2039	* *	10	$500	
Parapets								
Masonry: Brick	30%			LIFE	* *	5	$900	
Metal Rail	20%			2043	* *	5-10	$10,900	
No Component	50%							
Roof								
Built-Up (BUR)	60%			2030	$247,000	10	$21,700	
Plaza Roof: Stone Panels	30%			2050	* *			
Single Ply Membrane	10%			2035	* *	10	$3,600	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Roof Over Open Area, Oceanic Gift Shop Roof Plaza, Entry Plaza								
Explanation : Tensile Fabric Roof Membrane								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM MAIN AQUARIUM
Asset # : 2356

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	50%			2029	$272,100	3	$23,600	
Cast in Place Concrete	5%	Now	$2,600	LIFE	* *	5	$3,400	
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Basement								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Basement								
Explanation : Ground Water								
Ceramic Tile	5%			2039	* *	5	$1,600	
Panel/Paver: Cer/Brk	10%			2046	* *	5	$7,100	
Terrazzo	5%			LIFE	* *	5	$1,200	
Vinyl Tile	25%			2030	$212,500	3	$3,900	
Interior Walls								
Cast in Place Concrete	10%	Now	$5,300	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Columns In Basement								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room Foundation Wall								
Concrete Masonry Unit	25%			LIFE	* *	5	$3,500	
Fabric on Framing	25%			2031	$875,000	5	$4,400	
Glass: Special Gauge	5%			LIFE	* *	1		
Other Observation, Extent : Light, Area Affected : 5%								
Location : Interior Aquarium Glazing								
Explanation : Structural Acrylic								
Gypsum Board	15%			LIFE	* *	5	$3,200	
Masonry: Brick	5%			LIFE	* *			
SGFT/Glazed Masonry	5%			LIFE	* *			
Wood	10%			LIFE	* *	5	$14,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gift Shop								
Explanation : Laminated Decorative Panels								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM MAIN AQUARIUM
Asset # : 2356

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	15%			2035	* *	5	$4,700	
AcousTileConcealSpLn	35%			2043	* *	5	$13,800	
AcousTileSusp.Lay-In	10%			2047	* *	5	$3,200	
Exposed Struc: Concrete	20%	Now	$18,400	LIFE	* *	5	$1,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Boiler Room								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Boiler Room And Throughout Basement								
Exposed Reinforcement, Extent : Severe, Area Affected : 15%								
Location : Boiler Room								
Loose/Delam Surface, Extent : Moderate, Area Affected : 15%								
Location : Boiler Room								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Boiler Room								
Other Observation, Extent : Severe, Area Affected : 25%								
Location : Basement Ceiling								
Explanation : Structural Failure To Slab. Secured With Wood Shoring								
Metal Panel	20%			LIFE	* *	5	$7,900	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	70%			2065	* *			
Masonry: Brick	30%			2050	* *			
Site Pavements								
On-Site Walkways								
Asphalt	10%			2039	* *			
Cast in Place Concrete	20%			2043	* *			
Pavers/Stone	70%			2039	* *			
Parking/Driveway								
Asphalt	100%			2039	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2050	* *	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2050	* *	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Vertical Section								

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM MAIN AQUARIUM
Asset # : 2356

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	65%			2030	$23,400	1		
Conduit	35%			2050	* *	1		
Panelboards								
Molded Case Bkrs	65%			2029	$19,000	5	$400	
Molded Case Bkrs	35%			2046	* *	5	$200	
Wiring								
Thermoplastic	65%			2030	$21,100	1		
Thermoplastic	35%			2050	* *	1		
Motor Controllers								
Locally Mounted	70%			2028	$48,600	5	$100	
Locally Mounted	30%			2043	* *	5		
Ground								
Grounding Devices								
Generic	100%	0-2	$10,200	LIFE	* *	5	$300	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	* *	1	$6,800	
Lighting								
Interior Lighting								
Fluorescent	50%			2035	* *	10	$9,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement, Offices, Storage								
Explanation : T-8 Lamps								
Incandescent	5%			2030	$15,000	2		
LED	45%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2030	$17,300	10	$2,500	
Exit, Service	50%			2030	$4,400	1		
Exterior Lighting								
LED	30%			2038	* *			
No Component	70%							
Alarm								
Security System								
No Component	30%							
Generic	70%			2035	* *	1	$5,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Exhibits, Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$13,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** 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
Heating								
Energy Source								
Natural Gas	100%			2040	* *	1		
Conversion Equipment								
Furnace	10%			2038	* *	1	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 1 Rooftop Unit								
Steam Boiler	90%			2035	* *	1	$18,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	90%	0-2	$14,800	2040	* *			
Corroded, Extent : Moderate, Area Affected : 40%								
Location : Throughout Basement								
No Component	10%							
Terminal Devices								
Air Handler	65%			2030	$251,500	1	$8,500	
Convector/Radiator	5%			2028	$8,400	1	$300	
Fan Coil Unit/Heat	30%			2025	$152,900	1	$2,000	
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	10%	0-2	$32,500	2035	* *	2	$100	
Abandoned in Place, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Exterior Pkg Unit - Cooling	50%			2030	$112,700	2	$600	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Split Unit	10%			2035	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : R-410a Refrigerant								
No Component	30%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2035	* *	1	$700	
No Component	90%							
Heat Rejection								
Dry Cooler	10%			2035	* *	2	$1,500	
No Component	90%							
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 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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$11,700	
Exhaust Fans								
Roof	100%			2030	$39,900	2	$600	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2040	* *	1		
Galvanized Steel	50%			2028	$131,200	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$16,700	2		
HW Heat Exchanger								
Steam Fired	100%			2050	* *	4	$2,100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2030	$4,300	4	$500	
Pool Filter/Treatment								
Sand	100%			2035	* *	4	$5,200	
Sewage Ejector(s)								
Electric	100%			2025	$11,300	4	$1,300	
Backflow Preventer								
Generic	100%			2030	$9,600	1	$1,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Handicap Hoist Outside Of Building. 1st To 2nd Floor								
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 : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **NY AQUARIUM OCEAN WONDERS - SHARKS BLDG.**		
Address	: **BOARDWALK AND W.8TH ST. SURF AVENUE AND W. 8TH ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0009.270 / 14751**	**Yr Built/Renovated**	: **2015 /**
Area Sq Ft	: **58,000**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **19-Jun-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2,3**		
Block	: **8698** **Lot** : **1**	**BIN**	:

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture		$154,600
Total		**$154,600**
Importance Code A		$154,600
Total		**$154,600**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture			$26,400	
Interior Architecture			$1,200	$3,100
Electrical	$8,800	$12,500	$11,700	$9,700
Mechanical	$32,000	$16,000	$46,600	$19,600
Total	**$40,800**	**$28,500**	**$86,000**	**$32,400**
Importance Code A	$2,900	$2,900	$30,100	$2,900
Importance Code B	$37,900	$25,600	$55,800	$29,500
Importance Code C				
Total	**$40,800**	**$28,500**	**$86,000**	**$32,400**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM OCEAN WONDERS - SHARKS BLDG.
Asset # : 14751

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	10%			2056	* *	5-10	$36,300	
Pre-Cast Concrete	90%			LIFE	* *	5	$154,600	
Parapets								
Pre-Cast Concrete	100%			LIFE	* *	5	$19,200	
Roof								
Cast in Place Concrete	10%			LIFE	* *			
Green, Roof Inaccessible	20%			LIFE	* *			
IRMA/Protected Membrane	65%			2038	* *	10	$25,300	
Modified Bitumen	5%			2038	* *	10	$1,900	
Soffits								
Exposed Struc: Steel	5%			LIFE	* *	5		
Glass: Special Gauge	5%			LIFE	* *	1		
Stucco Cement	90%			2047	* *	5		
Interior								
Floors								
Carpet	8%			2029	$42,600	3	$3,700	
Cast in Place Concrete	70%			LIFE	* *	5	$47,200	
Ceramic Tile	2%			2043	* *	5	$600	
Sheet Vinyl/Rubber	20%			2038	* *	5	$9,300	
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$5,100	
Concrete Masonry Unit	35%			LIFE	* *	5	$14,400	
Glass: Special Gauge	30%			LIFE	* *	1		
Other Observation, Extent : Light, Area Affected : 30% *Location : Interior Aquarium Walls* *Explanation : 3 Inch To 6 Inch Thick Structural Acrylic Glazing*								
Gypsum Board	30%			LIFE	* *	5	$18,500	
Ceilings								
AcousTileSusp.Lay-In	20%			2047	* *	5	$6,200	
Exposed Struc: Concrete	70%			LIFE	* *	5	$3,400	
Gypsum Board	10%			LIFE	* *	5	$3,900	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2074	* *			
Site Pavements								
On-Site Walkways								
Asphalt	25%			2043	* *			
Cast in Place Concrete	50%			2047	* *			
Pavers/Stone	25%			2043	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM OCEAN WONDERS - SHARKS BLDG.
Asset # : 14751

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Oil Fuse Cutout	100%			2056	* *	3	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : No Available Nameplate Rating Capacity								
Transformers								
Dry Type	100%			2047	* *	3	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Transformer Rated At 4,160 Volts Primary ; 480/277 Volts Secondary And 2,500 Kilovolt-ampere.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	* *	3	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Three Vertical Sections								
Feeders								
Cable	100%			2052	* *	1		
Raceway								
Conduit	100%			2056	* *	1		
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2056	* *	5	$1,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Transformers								
Dry Type	100%			2047	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 500 Kilovolt-ampere, 480 Volts Primary, 208/120 Volts Secondary								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2056	* *	5	$1,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Vertical Sections								
Raceway								
Conduit	100%			2056	* *	1		
Panelboards								
Fused Disc Sw	10%			2052	* *	5	$100	
Molded Case Bkrs	90%			2052	* *	5	$1,400	
Wiring								
Thermoplastic	100%			2056	* *	1		
Motor Controllers								
Locally Mounted	10%			2047	* *	5		
Variable Frequency Drive	90%			2047	* *			

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM OCEAN WONDERS - SHARKS BLDG.
Asset # : 14751

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$17,800	
Generators								
Natural Gas	100%			2043	* *	1	$22,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Emergency Generator Rated At 750 Kilowatts								
Batteries								
Lead/Acid	100%			2025	$2,400	5	$2,100	
Lighting								
Interior Lighting								
Fluorescent	50%			2038	* *	10	$26,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Offices, Storage								
Explanation : T-8 Lamps								
LED	50%			2038	* *			
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Exit, LED	50%			2065	* *	1		
Exterior Lighting								
LED	30%			2038	* *			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2065	* *	5	$400	
Alarm								
Security System								
No Component	30%							
Generic	70%			2038	* *	1	$15,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Exhibits, Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2038	* *	1-3	$35,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Addressable Fire Alarm System, Strobe Lights, Manual Pull Stations, Alarm Bels, Smoke Detectors And Horns								

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM OCEAN WONDERS - SHARKS BLDG.
Asset # : 14751

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2056	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2047	* *	1	$28,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 4 Units								
Distribution								
Hot Wtr Piping/Pump	100%			2052	* *	4	$4,300	
Terminal Devices								
Air Handler	80%			2038	* *	1	$28,700	
Fan Coil Unit/Heat	20%			2038	* *	1	$3,800	
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2038	* *	1	$26,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 3 Multi-stacks Units. R-410a								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2056	* *	4	$4,300	
Terminal Devices								
Air Handler/Cool/Ht	100%			2038	* *	1	$35,900	
Heat Rejection								
Water Cooling Tower	100%			2034	* *	2	$58,400	
Dehumidifier								
Generic	100%			2034	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2nd Floor								
Explanation : 2 Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$32,300	
Exhaust Fans								
Interior	50%			2038	* *	2	$900	
Roof	50%			2038	* *	2	$900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2056	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : 90 Percent PVC Piping								
HW Heat Exchanger								
HTHW/HW	100%			2056	* *			

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM OCEAN WONDERS - SHARKS BLDG.
Asset # : 14751

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$1,200	
Pool Filter/Treatment								
Activated Carbon	50%			2034	* *	4	$7,200	
Sand	50%			2047	* *	4	$7,200	
Backflow Preventer								
Generic	100%			2038	* *	1	$3,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 3rd Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2056	* *	1-5	$29,200	
Sprinkler								
Generic	100%			2056	* *	1-2	$16,200	
Fire Pump								
Generic	100%			2043	* *	1	$10,800	
Chemical System								
No Component	99%							
Generic	1%			2029	$800	1-3	$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 3rd Floor Kitchen								
Explanation : 1 Set								

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **NY AQUARIUM SEA CLIFFS EXHIBIT**		
Address	: **BOARDWALK AND W.8TH ST. SURF AVENUE AND W. 8TH ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0009.240 / 4125**	**Yr Built/Renovated**	: **1993 / 2014**
Area Sq Ft	: **20,614**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **21-Jun-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Floors 1**		
Block	: **8698** **Lot** : **1**	**BIN**	: **3245160**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture		$184,900
Interior Architecture		$60,700
Total		**$245,700**
Importance Code A		$184,900
Importance Code B		$60,700
Total		**$245,700**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture				
Interior Architecture				
Electrical		$400		
Mechanical	$2,200	$17,400	$2,200	$4,800
Elevators/Escalators	$7,900	$7,900	$7,900	$7,900
Total	**$10,100**	**$25,800**	**$10,100**	**$12,700**
Importance Code A				
Importance Code B	$10,100	$25,700	$10,100	$12,700
Importance Code C				
Total	**$10,100**	**$25,800**	**$10,100**	**$12,700**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM SEA CLIFFS EXHIBIT
Asset # : 4125

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	70%			LIFE	* *	5	$184,900	
Concrete Masonry Unit	30%			LIFE	* *	5	$9,900	
Parapets								
Cast in Place Concrete	100%			LIFE	* *	5	$31,600	
Roof								
Not Accessible	70%							
Other Observation, Extent : Light, Area Affected : 5%								
Location : Throughout								
Explanation : Covered With Dirt And Vegetation								
Under Construction	30%							
Interior								
Floors								
Cast in Place Concrete	90%			LIFE	* *	5	$60,700	
Under Construction	10%							
Interior Walls								
Concrete Masonry Unit	80%			LIFE	* *	5	$32,900	
Under Construction	20%							
Ceilings								
Exposed Struc: Concrete	70%			LIFE	* *	5	$3,400	
Under Construction	30%							
Site Pavements								
On-Site Walkways								
Asphalt	100%			2039	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2060	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 600 Amperes Each. Recently Installed								
Switchgear / Switchboard								
Fused Disc Sw	100%			2060	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Recently Installed								
Raceway								
Conduit	100%			2060	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Recent Installations								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific 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
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2055	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Recent Installations								
Wiring								
Thermoplastic	100%			2060	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Recent Installations								
Motor Controllers								
Locally Mounted	100%			2050	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Recent Installations								
Ground								
Grounding Devices								
Under Construction	100%							
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Generators								
Under Construction	100%							
Batteries								
Under Construction	100%							
Fuel Storage								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2040	* *	10	$18,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Under Construction	100%							
Lightning Protection								
Arresters/Cabling								
Under Construction	100%							
Alarm								
Security System								
Under Construction	100%							
Fire/Smoke Detection								
Under Construction	100%							

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

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
Heating								
Energy Source								
Under Construction	100%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Throughout Basement								
Explanation : Replacing Equipment Damaged By Sandy								
Conversion Equipment								
Under Construction	100%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Throughout Basement								
Explanation : Replacing Equipment Damaged By Sandy								
Distribution								
Under Construction	100%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Replacing Equipment Damaged By Sandy								
Terminal Devices								
Under Construction	100%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Throughout								
Explanation : Replacing Equipment Damaged By Sandy								
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2045	* *	1	$22,300	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 3 New Units. R-410a								
Distribution								
Under Construction	100%							
Terminal Devices								
Under Construction	100%							
Heat Rejection								
Under Construction	100%							
Dehumidifier								
Under Construction	100%							
Ventilation								
Distribution								
Under Construction	100%							
Exhaust Fans								
Under Construction	100%							
Plumbing								
H/C Water Piping								
Under Construction	100%							

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM SEA CLIFFS EXHIBIT
Asset # : 4125

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater With Tanks								
Electric	100%			2028	$23,100	4		
HW Heat Exchanger								
Under Construction	100%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2025	$4,000	4	$700	
Pool Filter/Treatment								
Sand	100%			2035	* *	4	$5,100	
Sewage Ejector(s)								
Electric	100%			2025	$10,500	4	$1,200	
Vertical Transport								
Elevators								
Under Construction	100%							

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **NY AQUARIUM SEASIDE CAFE**		
Address	: **BOARDWALK AND W.8TH ST. SURF AVENUE AND W. 8TH ST.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0009.250 / 14346**	**Yr Built/Renovated**	: **2006 / 2014**
Area Sq Ft	: **15,000**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **21-Jun-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **Lot** :	**BIN**	:

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture		$102,800
Total		**$102,800**
Importance Code A		$102,800
Total		**$102,800**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture		$15,400		$21,900
Total		**$15,400**		**$21,900**
Importance Code A		$15,400		$21,900
Total		**$15,400**		**$21,900**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM SEASIDE CAFE
Asset # : 14346

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	30%			LIFE	* *	5	$7,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Window Wall	20%			2050	* *	5	$30,800	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Wood	50%			2043	* *	5	$102,800	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Windows								
Aluminum	100%			2052	* *	5	$4,700	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Parapets								
Metal Panel	5%			2056	* *	5		
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Pre-Cast Concrete	5%			LIFE	* *	5	$100	
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Not Accessible	90%							
Roof								
Metal Panel	30%			2047	* *	10	$19,500	
Under Construction	70%							
Interior								
Floors								
Under Construction	100%							
Interior Walls								
Under Construction	100%							
Ceilings								
Under Construction	100%							
Site Pavements								
On-Site Walkways								
Under Construction	100%							

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Under Construction	100%							
Switchgear / Switchboard								
Under Construction	100%							

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM SEASIDE CAFE
Asset # : 14346

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Under Construction	100%							
Panelboards								
Under Construction	100%							
Wiring								
Under Construction	100%							
Motor Controllers								
Under Construction	100%							
Ground								
Grounding Devices								
Under Construction	100%							
Lighting								
Interior Lighting								
Under Construction	100%							
Egress Lighting								
Under Construction	100%							
Alarm								
Security System								
Under Construction	100%							
Fire/Smoke Detection								
Under Construction	100%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Under Construction	100%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : The Building Is Under Construction								
Conversion Equipment								
Under Construction	100%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : The Building Is Under Construction								
Distribution								
Under Construction	100%							
Terminal Devices								
Under Construction	100%							
Air Conditioning								
Energy Source								
Under Construction	100%							
Conversion Equipment								
Under Construction	100%							

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM 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
Air Conditioning								
Distribution								
Under Construction	100%							
Terminal Devices								
Under Construction	100%							
Dehumidifier								
Under Construction	100%							
Ventilation								
Distribution								
Under Construction	100%							
Exhaust Fans								
Under Construction	100%							
Plumbing								
H/C Water Piping								
Under Construction	100%							
Water Heater With Tanks								
Under Construction	100%							
HW Heat Exchanger								
Under Construction	100%							
Sanitary Piping								
Under Construction	100%							
Storm Drain Piping								
Under Construction	100%							
Sump Pump(s)								
Under Construction	100%							
Pool Filter/Treatment								
Under Construction	100%							
Sewage Ejector(s)								
Under Construction	100%							
Backflow Preventer								
Under Construction	100%							
Fixtures								
Under Construction	100%							
Vertical Transport								
Elevators								
Under Construction	100%							
Escalators								
Under Construction	100%							
Fire Suppression								
Standpipe								
Under Construction	100%							
Sprinkler								
Under Construction	100%							
Fire Pump								
Under Construction	100%							
Chemical System								
Under Construction	100%							

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	:	**NY AQUARIUM THEATRE**			
Address	:	**BOARDWALK AND W.8TH ST. SURF AVENUE AND W. 8TH ST.**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**N/A**
Program / Asset #	:	**DCA0009.070 / 2358**	**Yr Built/Renovated**	:	**1967 / 2014**
Area Sq Ft	:	**380**	**Project Type**	:	**CULTURAL AFFAIRS**
Date of Survey	:	**21-Jun-2019**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Roof, Floors 1**			
Block	:	**8698** **Lot** : **1**	**BIN**	:	**3245160**

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$2,600			
Interior Architecture	$7,100			
Electrical				
Mechanical		$1,000		
Site Pavements	$100	$100	$2,800	$100
Total	**$9,800**	**$1,100**	**$2,800**	**$100**
Importance Code A	$2,600	$1,000		
Importance Code B	$7,100			
Importance Code C	$100	$100	$2,800	$100
Total	**$9,800**	**$1,100**	**$2,800**	**$100**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM THEATRE
Asset # : 2358

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Alum/Vinyl Siding	20%			2050	* *	10		
Stucco Cement	20%	Now	$600	2047	* *	5		
Vertical Cracks, Extent : Severe, Area Affected : 25%								
Location : Throughout								
No Component	60%							
Windows								
Metal Louvers	10%			2033	$100	10		
No Component	90%							
Roof								
Modified Bitumen	20%	0-2	$2,000	2040	* *			
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%							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$100	
Steel Plate	70%	0-2	$5,400	LIFE	* *	1		
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Underside Of Stadium Steps								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Bleachers								
Explanation : This Component Is Actually Aluminum								
Vinyl Tile	10%			2035	* *	3		
No Component	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Stadium Pool Area								
Explanation : Pool Area								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Concrete Masonry Unit	5%			LIFE	* *	5		
No Component	90%							
Ceilings								
Exposed Struc: Steel	90%	4+	$1,700	LIFE	* *			
Staining/Discoloring, Extent : Severe, Area Affected : 5%								
Location : Underside Of Bleachers								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Bleachers								
Explanation : This Is The Structural Component Of The Bleachers								
Gypsum Board	10%			LIFE	* *	5		
Site Enclosure								
Fence/Gates								
Chain Link	100%			2050	* *			
Site Pavements								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM THEATRE
Asset # : 2358

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Asphalt	60%			2039	* *			
Metal	40%			2050	* *	1-3	$9,400	
Other Observation, Extent : Light, Area Affected : 40%								
Location : Exterior								
Explanation : Metal Access Ramp And Steps								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	50%			2040	* *	1		
Conduit	50%			2056	* *	1		
Panelboards								
Fused Disc Sw	25%			2052	* *	5		
Molded Case Bkrs	25%			2038	* *	5		
Molded Case Bkrs	50%			2052	* *	5		
Wiring								
Thermoplastic	50%			2040	* *	1		
Thermoplastic	50%			2056	* *	1		
Motor Controllers								
Locally Mounted	100%			2047	* *	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	30%			2038	* *	10	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : T- 8 Lamps								
HID	70%			2038	* *	10		
Egress Lighting								
Emergency, Battery	50%			2030	$300	10		
Exit, Service	50%			2030	$100	1		
Exterior Lighting								
LED	30%			2038	* *			
No Component	70%							

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM THEATRE
Asset # : 2358

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2040	* *	1		
No Component	90%							
Conversion Equipment								
Radiant Heater	10%			2025	$1,000	2		
No Component	90%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2035	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Pool Filter/Treatment								
Sand	100%			2035	* *	4		
Other Observation, Extent : Light, 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 : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **P.S.1/INST. FOR CONTEMPORARY ART**
Address : **46-01 21ST ST. L.I. CITY @JACKSON AVE.**
Borough : **QUEENS**
Agency's Number : **N/A**
Program / Asset # : **DCA0026.000 / 1552**
Yr Built/Renovated : **1889 / 2012**
Area Sq Ft : **70,308**
Project Type : **CULTURAL AFFAIRS**
Date of Survey : **05-Mar-2020**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,Att**
Block : **75** **Lot** : **1** **BIN** : **4000548**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$807,200	$674,500
Interior Architecture	$904,200	$156,300
Electrical	$280,200	$767,900
Mechanical	$156,100	$598,500
Site Pavements	$450,200	
Total	**$2,597,900**	**$2,197,200**
Importance Code A	$807,200	$1,273,000
Importance Code B	$1,340,500	$824,800
Importance Code C	$450,200	$99,400
Total	**$2,597,900**	**$2,197,200**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$134,100		$13,700	
Interior Architecture	$100,700		$4,700	$44,900
Electrical	$7,800	$7,100	$33,500	$7,600
Mechanical	$43,500	$14,400	$26,000	$14,900
Site Enclosure	$53,800			
Site Pavements	$9,500	$600	$600	$4,600
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$353,300**	**$26,100**	**$82,500**	**$76,000**
Importance Code A	$145,700	$7,000	$20,900	$7,000
Importance Code B	$114,400	$18,500	$61,000	$23,000
Importance Code C	$93,300	$600	$600	$46,000
Total	**$353,300**	**$26,100**	**$82,500**	**$76,000**

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
P.S.1/INST. FOR CONTEMPORARY ART
Asset # : 1552

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$29,000	
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$45,300	
Masonry: Brick	53%			LIFE	* *	5	$61,500	
Masonry: Brick	25%			LIFE	* *	5	$29,000	
Masonry: Brownstone	5%			LIFE	* *	5	$4,400	
Stucco Cement	5%			2044	* *	5	$14,500	
Window Wall	2%			2061	* *	5	$8,700	
Windows								
Aluminum	100%	Now	$21,400	2047	* *	5	$11,500	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 2%								
Location : 1st Floor								
Parapets								
Cast in Place Concrete	3%			LIFE	* *	5	$6,300	
Cast Stone/Terra Cotta	5%	2-4	$22,400	LIFE	* *	5	$7,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : South Wing								
Masonry: Brick	52%	Now	$389,800	LIFE	* *	5	$10,500	
Efflorescence, Extent : Moderate, Area Affected : 20%								
Location : All Parapet								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : North Wing								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%								
Location : North Wing								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : North Wing								
Masonry: Brick	20%			LIFE	* *	5	$4,000	
Masonry: Brownstone	5%			LIFE	* *	5	$2,400	
Metal Rail	5%	4+	$3,300	2036	* *	5	$7,200	
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Southwest Corner Of Building								
Pre-Cast Concrete	5%			LIFE	* *	5	$6,400	
Slate	5%			LIFE	* *	5	$1,000	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
P.S.1/INST. FOR CONTEMPORARY ART
Asset # : 1552

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Cast in Place Concrete	5%	Now	$24,600	LIFE	* *			1
Expansion Joint Failure, Extent : Severe, Area Affected : 50%								
Location : At Entrance Platform Edges Abutting Building								
Water Penetration, Extent : Severe, Area Affected : 50%								
Location : Into Basement From Courtyard Entrance Above								
Copper/Terne	5%			2046	* *	10	$9,400	
IRMA/Protected Membrane	25%	Now	$173,500	2031	$433,700			
Broken Paver Blocks, Extent : Moderate, Area Affected : 20%								
Location : Flat Roof								
Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
Location : Flat Roof								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Above Lormer Gallery, East Facade On 3rd Floor								
Modified Bitumen	7%	Now	$56,100	2041	* *			1
Blisters, Extent : Moderate, Area Affected : 50%								
Location : Tower North Wing								
Ponding, Extent : Moderate, Area Affected : 25%								
Location : Tower North Wing								
Seams Open/Split, Extent : Moderate, Area Affected : 25%								
Location : Tower North Wing								
Water Penetration, Extent : Severe, Area Affected : 50%								
Location : Tower North Wing								
Single Ply Membrane	8%	Now	$15,000	2031	$150,200			
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Into Kunst Hall Below								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Above James Turrell Exhibit On 3rd Floor								
Explanation : Removable Roof								
Skylight, Metal/Glass	5%			2041	* *	10	$12,500	
Slate	45%	Now	$137,700	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Roof Penetrations In Various Locations								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
P.S.1/INST. FOR CONTEMPORARY ART
Asset # : 1552

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Exposed Struc: Steel	65%	4+	$40,200	LIFE	* *	5	$39,300	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Loading Dock								
Plaster	35%	Now	$50,100	LIFE	* *	5	$2,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Tower North Wing								
Water Penetration, Extent : Severe, Area Affected : 100%								
Location : Tower North Wing								
Other Observation, Extent : Severe, Area Affected : 25%								
Location : Tower North Wing								
Explanation : Exposed Lath								
Interior								
Floors								
Carpet	2%			2030	$35,000	3	$4,000	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Turrell Exhibit								
Cast in Place Concrete	10%	4+	$16,800	LIFE	* *	5	$22,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement								
Ceramic Tile	3%			2034	* *	5	$3,000	
Worn/Eroded, Extent : Light, Area Affected : 100%								
Location : Bathrooms								
Vinyl Tile 9" X 9"	20%	Now	$174,400	2041	* *	3	$7,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Public Corridors								
Wood	30%	Now	$353,600	2046	* *	5	$28,500	
Poor Subfloor Evident, Extent : Severe, Area Affected : 25%								
Location : Various Room In Exhibit Space								
Split/Cracked, Extent : Severe, Area Affected : 25%								
Location : Exhibit Space								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Exhibit Space								
Explanation : Plywood Board								
Wood	5%			2046	* *	5	$9,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Attic								
Explanation : Plywood Subfloor								
Wood	30%	2-4	$221,000	2046	* *	5	$28,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Corridors, 1st Floor Exhibit								
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Corridors								
Other Observation, Extent : Light, Area Affected : 100%								
Location : South Wing								
Explanation : Hardwood Plank								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
P.S.1/INST. FOR CONTEMPORARY ART
Asset # : 1552

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	4%	4+	$14,200	2034	* *	5	$6,600	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Bathroom								
Concrete Masonry Unit	1%	4+	$6,100	LIFE	* *	5	$1,300	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Basement								
Glass: Single Pane	5%	4+	$19,600	LIFE	* *	5	$12,400	
Glazing Broken/Cracked, Extent : Light, Area Affected : 1%								
Location : 2nd Floor								
Gypsum Board	50%			LIFE	* *	5	$99,400	
Masonry: Brick	15%			LIFE	* *			
Metal Coiling Doors	5%			2047	* *	5	$82,800	
Plaster	20%			LIFE	* *	5	$19,900	
Ceilings								
Embossed Metal	25%	4+	$37,900	LIFE	* *	5	$11,600	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Attic And 2nd Floor Hall								
Gypsum Board	10%	4+	$3,500	LIFE	* *	5	$12,900	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Basement Work Shop								
Masonry: Vault Struct	10%	Now	$70,900	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Kunst Hall, 2nd Floor, Basement Mechanical Room								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Kunst Hall, 2nd Floor								
Plaster	55%	Now	$84,300	LIFE	* *	5	$35,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement Corridor								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Elevator At Basement								
Site Enclosure								
Fence/Gates								
Iron Picket	80%	0-2	$20,800	2051	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 100%								
Location : Boys Entrance								
Metal: Cage/Fence	20%	4+	$500	LIFE	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Loading Dock								
Free Standing Walls								
Cast in Place Concrete	100%	4+	$22,500	2051	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Outdoor Exhibit								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
P.S.1/INST. FOR CONTEMPORARY ART
Asset # : 1552

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	2-4	$9,900	2051	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Court Yard								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Court Yard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%			2036	* *			
Pavers/Stone	10%			2040	* *			
On-Site Walkways								
Cast in Place Concrete	70%	2-4	$9,500	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Court Yard Stair, Loading Dock								
Wood	30%	Now	$75,000	2026	$375,100	1-3	$17,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Courtyard								
Loose Connections, Extent : Moderate, Area Affected : 10%								
Location : Courtyard								
Split/Cracked, Extent : Moderate, Area Affected : 20%								
Location : Court Yard								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Courtyard								
Explanation : Uneven, Tripping Hazard								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	$44,200	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	80%			2031	$50,800	5	$200	
Under Construction	20%							
Raceway								
Conduit	80%			2031	$49,100	1		
Conduit	20%			2057	* *	1		
Panelboards								
Fused Disc Sw	5%			2030	$2,400	5	$100	
Fused Disc Sw	5%			2053	* *	5	$100	
Molded Case Bkrs	80%			2030	$39,000	5	$1,500	
Molded Case Bkrs	10%			2053	* *	5	$200	

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P.S.1/INST. FOR CONTEMPORARY ART
Asset # : 1552

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	70%			2031	$41,200	1		
Thermoplastic	30%			2057	* *	1		
Motor Controllers								
Locally Mounted	40%			2029	$72,100	5	$200	
Locally Mounted	30%			2044	* *	5	$100	
Locally Mounted	10%			2048	* *	5		
Variable Frequency Drive	20%			2048	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
Fluorescent	25%			2026	$280,200	10	$16,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Attic								
Explanation : T-12 Lamps								
Fluorescent	40%			2031	$448,400	10	$25,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Corridors, Offices								
Explanation : Compact Fluorescent Lights								
Fluorescent	5%			2031	$56,000	10	$3,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 3rd Floor Gallery								
Explanation : T-8 Lamps								
Incandescent	5%			2031	$50,200	2	$100	
LED	25%			2039	* *			
Egress Lighting								
Emergency, Battery	50%			2036	* *	10	$8,500	
Exit, LED	50%			2059	* *	1		
Exterior Lighting								
Fluorescent	30%			2036	* *	10	$1,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : Compact Fluorescent Lights								
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2046	* *	5	$800	
Alarm								
Security System								
No Component	10%							
Generic	90%			2036	* *	1	$23,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Public Space								
Explanation : CCTV Surveillance Cameras								

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P.S.1/INST. FOR CONTEMPORARY ART
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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2036	* *	1-3	$44,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2041	* *	1		
Conversion Equipment								
Steam Boiler	20%	0-2	$6,000	2029	$119,700	1	$12,500	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Boiler Shells								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units, 2 Heat Exchangers Convert Hot Water For Heating Devices								
Steam Boiler	80%			2029	$478,800	1	$55,700	
Distribution								
Hot Wtr Piping/Pump	95%	Now	$7,100	2039	* *	4	$3,300	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Boiler Room								
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Water Re-feed Tank, Boiler Room								
Steam Piping/Pump	5%			2041	* *			
Terminal Devices								
Convector/Radiator	100%			2036	* *	1	$22,700	
Air Conditioning								
Energy Source								
Electricity	100%			2047	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2036	* *	1	$6,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Gallery Roof								
Explanation : R-410a Refrigerant								
Window/Wall Unit	60%			2026	$156,100	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2051	* *	4	$700	
No Component	80%							

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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
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	20%			2039	* *	1	$8,700	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2039	* *	2	$9,800	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	$7,800	
No Component	80%							
Exhaust Fans								
Roof	2%			2031	$2,700	2		
Roof	20%			2039	* *	2	$400	
No Component	78%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	* *	1		
Water Heater With Tanks								
Electric	100%			2029	$23,100	4		
Sanitary Piping								
Cast Iron	100%	0-2	$17,300	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
Location : Basement And Loading Dock								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%	0-2	$2,100	2026	$2,100	4	$1,500	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To Roof								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2041	* *	1-5	$35,500	
Sprinkler								
No Component	90%							
Generic	10%			2041	* *	1-2	$2,000	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
P.S.1/INST. FOR CONTEMPORARY ART
Asset # : 1552

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Chemical System								
No Component	99%							
Generic	1%			2030	$800	1-3	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 1 Set								

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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **PUERTO RICAN TRAVELING THEATER**		
Address	: **304 WEST 47TH STREET**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0047.000 / 14806**	**Yr Built/Renovated**	:
Area Sq Ft	: **6,631**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **29-Apr-2021**	**Landmark Status**	: **EXTERIOR LANDMARK**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4**		
Block	: **1037** **Lot** : **37**	**BIN**	: **1025057**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$303,600	
Interior Architecture	$83,900	
Electrical	$69,400	
Mechanical		$150,500
Total	**$456,900**	**$150,500**
Importance Code A	$303,600	
Importance Code B	$69,400	$150,500
Importance Code C	$83,900	
Total	**$456,900**	**$150,500**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$18,400			$700
Interior Architecture	$59,500		$900	$2,000
Electrical	$11,300	$200	$200	$21,200
Mechanical	$32,000	$700	$1,500	$700
Site Pavements	$1,100			
Total	**$122,300**	**$1,000**	**$2,600**	**$24,700**
Importance Code A	$18,700	$300	$300	$1,100
Importance Code B	$103,600	$600	$1,600	$23,600
Importance Code C			$700	
Total	**$122,300**	**$1,000**	**$2,600**	**$24,700**

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DEPARTMENT OF CULTURAL AFFAIRS - 126
PUERTO RICAN TRAVELING THEATER
Asset # : 14806

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Iron	15%	4+	$55,300	LIFE	* *			
Deteriorated Finish, Extent : Moderate, Area Affected : 5%								
Location : Front Facade								
Masonry: Brick	15%			LIFE	* *	5	$3,800	
Masonry: Brick	60%			LIFE	* *	5	$15,300	
Masonry: Brownstone	10%			LIFE	* *	5	$1,900	
Windows								
Steel	60%	4+	$2,700	2048	* *	5	$4,200	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%								
Location : Rear Facade Windows								
Steel	40%			2048	* *	5	$5,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Locations On Front And Rear Facades								
Explanation : Decorative Metal Grilles								
Parapets								
Masonry: Brick	75%	2-4	$3,500	LIFE	* *	5	$1,300	
Diagonal Cracks, Extent : Light, Area Affected : 10%								
Location : Chimney								
Spalling, Extent : Light, Area Affected : 15%								
Location : Chimneys And Rear Wall At Lower Roof								
Metal Cornice	10%			2047	* *	10	$600	
Metal Panel	5%			2052	* *	5	$300	
Slate	10%	0-2	$2,400	LIFE	* *	5	$200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Coping Stones And Cap Stone At Chimney								
Worn/Eroded, Extent : Moderate, Area Affected : 15%								
Location : Parging Deteriorated. Various Coping Stones								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
PUERTO RICAN TRAVELING THEATER
Asset # : 14806

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	10%	Now	$5,400	2042	* *			
Debris Present, Extent : Moderate, Area Affected : 100%								
Location : Rear Lower Roof. Debris From Construction On Adjacent Site								
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 10%								
Location : Lower Roof Above Back Stage Stairs								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Lower Roof Above Back Stage Stairs								
Modified Bitumen	80%	0-2	$4,400	2032	$43,500			
Blisters, Extent : Light, Area Affected : 15%								
Location : Upper Roof								
Debris Present, Extent : Moderate, Area Affected : 30%								
Location : Upper Roof With Mechanical Equipment								
Drains Inad/Misposn, Extent : Severe, Area Affected : 10%								
Location : Roof Surface Between Mechanical Units								
Sloped Glazing	10%	Now	$248,300	LIFE	* *	5	$6,200	
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%								
Location : Open Seams At Single Pane Glass								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : At Seams. During Driving Rain								
Interior								
Floors								
Carpet	40%	0-2	$15,100	2031	$75,300	3	$6,000	
Poor Subfloor Evident, Extent : Severe, Area Affected : 15%								
Location : Various Treads On Metal Pan Stairs And At Balcony Entrances								
Cast in Place Concrete	20%			LIFE	* *	5	$4,300	
Ceramic Tile	5%			2041	* *	5	$500	
Wood	35%	Now	$44,400	2047	* *	5	$3,300	
Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
Location : Front Room Of Third Floor Offices								
Worn/Eroded, Extent : Severe, Area Affected : 40%								
Location : 3rd Floor Dance Studio, Offices And 4th Floor Offices								
Interior Walls								
Ceramic Tile	5%			2041	* *	5	$1,400	
Concrete Masonry Unit	10%			LIFE	* *	5	$1,100	
Gypsum Board	10%			LIFE	* *	5	$1,600	
Masonry: Brick	75%	0-2	$83,900	LIFE	* *			
Diagonal Cracks, Extent : Severe, Area Affected : 10%								
Location : West Stairwell Between 2nd And 3rd Floors								
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : Basement Walls. Opposite Dressing Rooms								
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 60%								
Location : Throughout Basement								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
PUERTO RICAN TRAVELING THEATER
Asset # : 14806

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Struc: Concrete	70%			LIFE	* *	5	$1,000	
Gypsum Board	5%			LIFE	* *	5	$600	
Plaster	25%			LIFE	* *	5	$1,400	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$1,100	2045	* *			
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Sidewalk								
Explanation : Water Penetration								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$4,000	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2032	$46,500	5		
Raceway								
Conduit	50%			2042	* *	1		
Conduit	50%			2032	$19,700	1		
Panelboards								
Fused Disc Sw	5%			2031	$1,100	5		
Molded Case Bkrs	35%			2040	* *	5	$100	
Molded Case Bkrs	60%			2031	$12,800	5	$100	
Wiring								
Thermoplastic	40%			2042	* *	1		
Thermoplastic	60%			2032	$21,400	1		
Motor Controllers								
Locally Mounted	100%			2030	$25,600	5		
Ground								
Grounding Devices								
Generic	100%	2-4	$11,100	LIFE	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main Basement								
Explanation : Corroded								
Lighting								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
PUERTO RICAN TRAVELING THEATER
Asset # : 14806

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	5%			2032	$4,000	10	$300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : 4th Floor, Basement								
Fluorescent	5%			2032	$4,000	10	$300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Hallways And Bathrooms								
Fluorescent	15%			2027	$11,900	10	$900	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Basement And 4th Floor								
Incandescent	75%			2027	$69,400	2	$100	
Egress Lighting								
Emergency, Battery	50%			2032	$6,000	10	$800	
Exit, LED	10%			2060	* *	1		
Exit, Service	40%			2032	$1,000	1		
Exterior Lighting								
LED	20%			2037	* *			
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2027	$2,700	1	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Exit Doors And Hallways								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2027	$5,500	1-3	$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Manual Pull Station, Alarm Bells, Smoke Detectors								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2037	* *	1	$3,300	
Boiler Used For Hot Water, Extent : Light, Area Affected : 100%								
Location : Basement								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	$800	2031	$15,500	4	$300	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement								

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
PUERTO RICAN TRAVELING THEATER
Asset # : 14806

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	50%			2032	$66,900	1	$2,100	
Other Observation, Extent : Light, Area Affected : 50%								
Location : Roof								
Explanation : 1 Package Unit								
Air Handler	20%	Now	$16,100	2042	* *	1	$700	
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Coil Leaks, Roof								
Malfunctioning, Extent : Severe, Area Affected : 20%								
Location : One 10 Ton Unit. Roof								
Convector/Radiator	20%			2030	$11,600	1	$400	
Fan Coil Unit/Heat	10%			2032	$17,600	1	$200	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Basement								
Explanation : 1 Unit								
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	70%			2032	$83,600	2	$300	
R-22 Refrigerant, Extent : Light, Area Affected : 70%								
Location : One 50 Ton Unit. Roof								
Ext Pkg Unit - Heating/Cooling	20%	Now	$14,300	2042	* *	2	$100	
Broken, Extent : Severe, Area Affected : 20%								
Location : Compressor								
Leak Evident, Extent : Severe, Area Affected : 10%								
Location : Coil								
Not in Service, Extent : Severe, Area Affected : 20%								
Location : Roof								
R-22 Refrigerant, Extent : Light, Area Affected : 20%								
Location : Roof								
Split Unit	10%			2032	$16,900			
Other Observation, Extent : Light, Area Affected : 10%								
Location : Basement								
Explanation : 1 Unit. R-410a								
Terminal Devices								
Fan Coil - 4 Pipe	10%			2032	$27,000	1	$200	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2032	$2,100	2	$500	
No Component	90%							
Ventilation								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
PUERTO RICAN TRAVELING THEATER
Asset # : 14806

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$3,700	
Exhaust Fans								
Interior	10%			2032	$3,200	2		
Roof	90%			2032	$12,400	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	85%							
Generic	15%			2032	$14,700	1-2	$300	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

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	: **11-Sep-2018**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **5107** **Lot** : **200**	**BIN**	: **4439683**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$367,500	
Interior Architecture	$42,300	$47,600
Total	**$409,800**	**$47,600**
Importance Code A	$367,500	
Importance Code B	$42,300	$47,600
Total	**$409,800**	**$47,600**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$48,300			
Interior Architecture	$1,500	$200		$200
Electrical	$10,200	$5,500		
Mechanical	$500	$700	$400	$700
Total	**$60,400**	**$6,400**	**$400**	**$900**
Importance Code A	$48,400	$100	$100	$100
Importance Code B	$12,000	$6,300	$300	$800
Importance Code C				
Total	**$60,400**	**$6,400**	**$400**	**$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
QUEENS BOTANICAL GARDEN EDUCATION BLDG
Asset # : 2235

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$500	
Masonry: Brick	15%			LIFE	* *	5	$1,200	
Stucco Cement	75%	Now	$243,100	2050	* *	5	$7,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Staining/Discoloring, Extent : Severe, Area Affected : 10%								
Location : At Main Entrance								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Entrance Lobby And Classroom Adjacent To Lobby								
Worn/Eroded, Extent : Severe, Area Affected : 30%								
Location : Facade								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Facades								
Explanation : The Exterior Wall Is An Exterior Insulation And Finish System Wall.								
Windows								
Aluminum	100%	2-4	$68,000	2055	* *	5	$700	
Air Infiltration, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Stucco Cement	85%	Now	$21,200	2050	* *	5	$700	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Roof Parapet Wall								
Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
Location : Parapet Wall								
Miss/Damaged Copings, Extent : Severe, Area Affected : 100%								
Location : Parapet Wall								
No Component	15%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN EDUCATION BLDG
Asset # : 2235

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Asphalt Shingle	10%	0-2	$2,400	2045	* *			
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Around Skylights								
Worn/Eroded, Extent : Severe, Area Affected : 10%								
Location : Roof Of Masonry Structure And Fascia Board								
Built-Up (BUR)	65%	0-2	$56,400	2040	* *			
Vegetation Growth, Extent : Severe, Area Affected : 10%								
Location : Roof								
Worn/Eroded, Extent : Severe, Area Affected : 100%								
Location : Roof								
Metal Panel	20%	Now	$21,600	2050	* *			
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 10%								
Location : North And South Facades								
Sloped Glazing	5%	0-2	$3,100	LIFE	* *	5	$5,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Glass Pane At Entrance								
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Around Frame At Entrance								
Soffits								
Window Wall	100%			2040	* *	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$900	
Ceramic Tile	5%			2033	$10,800	5	$200	
Vinyl Tile	45%			2030	$47,600	3	$900	
Vinyl Tile	40%			2025	$42,300	3	$600	
Interior Walls								
Ceramic Tile	5%			2033	$20,600	5	$400	
Concrete Masonry Unit	25%			LIFE	* *	5	$800	
Gypsum Board	70%			LIFE	* *	5	$3,200	
Ceilings								
Exposed Struc: Concrete	10%			LIFE	* *	5	$100	
Gypsum Board	90%	Now	$1,200	LIFE	* *	5	$4,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Room With Water Main								
Site Pavements								
On-Site Walkways								
Asphalt	100%			2039	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN EDUCATION BLDG
Asset # : 2235

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	$3,700	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 200 Amperes.								
Raceway								
Conduit	50%			2030	$18,000	1		
Conduit	50%			2040	* *	1		
Panelboards								
Fused Disc Sw	5%			2038	* *	5		
Molded Case Bkrs	45%			2029	$8,800	5		
Molded Case Bkrs	50%			2038	* *	5		
Wiring								
Thermoplastic	75%			2030	$24,400	1		
Thermoplastic	25%			2040	* *	1		
Motor Controllers								
Locally Mounted	100%			2028	$23,300	5		
Ground								
Grounding Devices								
Generic	100%	0-2	$10,200	LIFE	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	15%			2025	$4,300	10	$400	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Fluorescent	85%			2030	$24,300	10	$2,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Exit, Service	100%			2025	$900	1		
Exterior Lighting								
HID	30%			2030	$3,600	10		
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2033	$3,200	5	$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	$1,400	1	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Building Perimeter								
Explanation : CCTV Surveillance Cameras								

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN EDUCATION BLDG
Asset # : 2235

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2040	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2035	* *	1	$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : First Floor Boiler Room								
Explanation : 1 Natural Gas Fired Hot Water Boiler								
Distribution								
Hot Wtr Piping/Pump	100%			2038	* *	4	$100	
Terminal Devices								
Convector/Radiator	100%			2028	$20,900	1	$900	
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment								
Split Unit	100%			2035	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 4 Units. Refrigerant R-410a. 1 Condemned Exterior Unit Remains On Roof.								
Terminal Devices								
Fan Coil - 2 Pipe	100%			2035	* *	1	$900	
Heat Rejection								
Dry Cooler	100%			2035	* *	2	$1,800	
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$100	
No Component	90%							
Exhaust Fans								
Roof	10%			2030	$500	2		
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		
Water Heater With Tanks								
Electric	100%			2028	$23,100	4		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$200	LIFE	* *	1		
Damaged, Extent : Moderate, Area Affected : 20%								
Location : Perimeter Of Roof Near Green House Exit								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Around Perimeter Of Roof								
Explanation : Leaders And Gutters Into Cast Iron Underground Piping								

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
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
Plumbing								
Fixtures								
Generic	100%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

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	: **11-Sep-2018**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **5107** **Lot** : **200**	**BIN**	: **4518264**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$778,400	$110,100
Total	**$778,400**	**$110,100**
Importance Code A	$778,400	$110,100
Total	**$778,400**	**$110,100**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$21,200			$600
Interior Architecture	$62,600			
Electrical		$19,700		
Mechanical	$15,100	$1,200	$100	$100
Total	**$98,900**	**$20,800**	**$100**	**$700**
Importance Code A	$21,200			$600
Importance Code B	$42,200	$20,800	$100	$100
Importance Code C	$35,500			
Total	**$98,900**	**$20,800**	**$100**	**$700**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN GREENHOUSE
Asset # : 2234

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Stucco Cement	15%	Now	$21,200	2050	* *	5	$800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Building Base								
Staining/Discoloring, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Facade								
Explanation : This Is Stucco Over Rigid Insulation								
Window Wall	85%	Now	$107,400	2060	* *	5	$6,800	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Exterior Facade								
Windows								
Aluminum	95%			2052	* *	5	$1,200	
Metal Louvers	5%			2033	$3,600	10	$400	
Roof								
Sloped Glazing	100%	Now	$671,100	LIFE	* *	5	$110,100	
Glazing Broken/Cracked, Extent : Severe, Area Affected : 10%								
Location : Green House Section								
Glazing Clouded, Extent : Severe, Area Affected : 30%								
Location : Roof								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	80%	Now	$23,800	LIFE	* *	5	$6,300	
Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
Location : Green House Area								
Panel/Paver: Cer/Brk	20%	4+	$3,300	2046	* *	5	$800	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Green House								
Explanation : Vegetation Growth								
Interior Walls								
Cast in Place Concrete	100%	Now	$35,500	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Ceilings								
Exposed Struc: Steel	10%			LIFE	* *			
No Component	90%							

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2030	$4,300	1		

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
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
Under 600 Volts								
Wiring								
Thermoplastic	100%			2030	$8,800	1		
Motor Controllers								
Locally Mounted	100%			2028	$11,200	5		
Lighting								
Interior Lighting								
Fluorescent	100%			2025	$16,600	10	$2,200	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Lightning Protection								
Arresters/Cabling								
Generic	100%			2033	$3,500	5	$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2025	$900	1	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : CCTV Surveillance Camera System								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2040	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Education Building								
Explanation : Hot Water Provided From Adjacent Building								
Distribution								
Hot Wtr Piping/Pump	100%			2029	$5,100	4	$200	
Terminal Devices								
Convector/Radiator	100%	2-4	$11,500	2050	* *	1	$700	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Ventilation								
Exhaust Fans								
Wall Unit	100%			2025	$1,000	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2030	$21,000	1		
Galvanized Steel	30%	2-4	$3,600	2050	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Various Locations								
Water Heater With Tanks								
Electric	100%			2029	$23,100	4		

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN GREENHOUSE
Asset # : 2234

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **QUEENS BOTANICAL GARDEN LITTLE GREENHOUSE**		
Address	: **43-50 MAIN STREET**		
Borough	: **QUEENS**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0016.040 / 2233**	**Yr Built/Renovated**	: **1984 /**
Area Sq Ft	: **1,440**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **11-Sep-2018**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **5107** **Lot** : **200**	**BIN**	: **4518265**

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$23,800	$1,000	$3,500	$300
Interior Architecture	$200			
Electrical		$13,800		
Mechanical	$19,800			
Total	**$43,900**	**$14,900**	**$3,500**	**$400**
Importance Code A	$23,800	$1,000	$3,500	$300
Importance Code B	$20,100	$13,800	$100	$100
Importance Code C				
Total	**$43,900**	**$14,900**	**$3,500**	**$400**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN LITTLE GREENHOUSE
Asset # : 2233

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	15%			2040	* *	5-10	$3,800	
Stucco Cement	35%	Now	$17,900	2035	* *	5	$1,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Lower Perimeter Walls								
Staining/Discoloring, Extent : Severe, Area Affected : 50%								
Location : All Facades								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Facades								
Explanation : This Is Stucco Over Rigid Foam Insulation								
Window Wall	50%			2056	* *	5	$7,000	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Exterior Facade								
Windows								
Aluminum	100%			2052	* *	5	$600	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Facade								
Roof								
Metal Panel	40%	Now	$5,800	2035	* *			
Deformed/Dented, Extent : Severe, Area Affected : 2%								
Location : Downspouts On Facade								
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%								
Location : North And South Facades								
Sloped Glazing	60%			LIFE	* *	5	$41,100	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Roof								
Interior								
Floors								
Cast in Place Concrete	90%			LIFE	* *	5	$4,200	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Green House								
Ceramic Tile	10%			2033	$11,900	5	$200	
Interior Walls								
Concrete Masonry Unit	100%			LIFE	* *	5	$1,500	
Ceilings								
Exposed Struc: Steel	15%			LIFE	* *			
Gypsum Board	25%	0-2	$200	LIFE	* *	5	$300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : By Water Main								
No Component	60%							
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2035	* *			

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN LITTLE GREENHOUSE
Asset # : 2233

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2030	$4,300	1		
Panelboards								
Molded Case Bkrs	100%			2029	$9,700	5		
Wiring								
Thermoplastic	100%			2030	$8,800	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2025	$10,000	10	$1,300	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Exterior Lighting								
HID	30%			2025	$2,000	10		
No Component	70%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2025	$500	1	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Front Of The Building								
Explanation : CCTV Surveillance Cameras								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2040	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Education Building								
Explanation : Hot Water Provided From Adjacent Building								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	$1,800	2055	* *	4	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Insufficient Heat, Throughout								
Terminal Devices								
Convector/Radiator	100%	0-2	$6,900	2050	* *	1	$400	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2030	$12,600	1		
Galvanized Steel	30%			2028	$5,400	1		

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN LITTLE GREENHOUSE
Asset # : 2233

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater With Tanks								
Electric	100%	0-2	$500	2030	$23,100	4		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor								
Sanitary Piping								
Cast Iron	100%	2-4	$10,600	LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **QUEENS BOTANICAL GARDEN MAINTENANCE AND HORTICULTURE**
Address : **43-50 MAIN STREET**
Borough : **QUEENS**
Program / Asset # : **DCA0016.080 / 2236**
Area Sq Ft : **4,500**
Date of Survey : **11-Sep-2018**
Areas Surveyed : **Roof, Floors 1**
Block : **5107** **Lot** : **200**

Agency's Number : **N/A**
Yr Built/Renovated : **2006 /**
Project Type : **CULTURAL AFFAIRS**
Landmark Status : **NONE**
BIN : **4439684**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Mechanical		$62,900
Total		**$62,900**
Importance Code A		$62,900
Total		**$62,900**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$3,700			$4,700
Interior Architecture				
Electrical	$100	$3,900	$100	$100
Mechanical	$700	$4,400	$500	$200
Total	**$4,500**	**$8,300**	**$700**	**$4,900**
Importance Code A	$4,000	$100	$300	$4,800
Importance Code B	$500	$8,200	$300	$200
Importance Code C				
Total	**$4,500**	**$8,300**	**$700**	**$4,900**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN MAINTENANCE AND HORTICULTURE
Asset # : 2236

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Fiberglass Panel	10%			2043	* *	5	$1,500	
Metal Panel	70%	Now	$3,700	2056	* *	5	$5,400	
Deformed/Dented, Extent : Moderate, Area Affected : 5% Location : West Facade								
Metal Coiling Doors	15%			2047	* *	5	$1,900	
Wood	5%			2047	* *	5	$1,000	
Windows								
Aluminum	100%			2052	* *	5	$100	
Roof								
Metal Panel	100%			2047	* *	10	$3,200	
Interior								
Floors								
Cast in Place Concrete	85%			LIFE	* *	5	$1,700	
Ceramic Tile	5%			2043	* *	5		
Vinyl Tile	10%			2038	* *	3		
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$100	
Gypsum Board	30%			LIFE	* *	5	$400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Above Window In South Facing Lounge/Office								
Metal Panel	65%			LIFE	* *			
Ceilings								
Exposed Struc: Steel	90%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$100	
Site Enclosure								
Fence/Gates								
Chain Link	5%			2040	* *			
Iron Picket	95%			2065	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	* *			
On-Site Walkways								
Asphalt	90%			2039	* *			
Cast in Place Concrete	10%			2043	* *			
Parking/Driveway								
Asphalt	100%			2039	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN MAINTENANCE AND HORTICULTURE
Asset # : 2236

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 400 Amperes.								
Raceway								
Conduit	100%			2050	* *	1		
Panelboards								
Molded Case Bkrs	100%			2046	* *	5	$100	
Wiring								
Thermoplastic	100%			2050	* *	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	90%			2035	* *	10	$3,700	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
HID	10%			2035	* *	10		
Exterior Lighting								
Fluorescent	30%			2035	* *	10	$100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Outside Perimeter								
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	* *	1	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside Perimeter And Repair Shops								
Explanation : CCTV Surveillance Cameras								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2050	* *	1		
Natural Gas	90%			2050	* *	1		

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Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN MAINTENANCE AND HORTICULTURE
Asset # : 2236

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	35%			2030	$4,800	1	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Office Space								
Explanation : 4 Through The Wall Gas Fired Space Heaters								
Heat Pump Air Sourced	10%			2028		2	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Offices								
Explanation : 3 Wall Hung Heat Pumps								
Provides Heating For Two Offices.								
Radiant Heater	55%			2030	$62,900	2	$1,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Maintenance And Horticulture Shops								
Explanation : 5 Gas Fired Radiant Space Heaters								
Air Conditioning								
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	15%			2028	$10,400	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Various Offices								
Explanation : 3 Wall Hung Packaged Units								
Window/Wall Unit	25%	0-2	$200	2025	$4,200	1		
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Supervisor Office								
No Component	60%							
Ventilation								
Exhaust Fans								
Wall Unit	100%			2035	* *	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	* *	1		
Water Heater With Tanks								
Electric	100%			2028	$23,100	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Plastic/PVC	100%			2043	* *	1		
Backflow Preventer								
Generic	100%			2035	* *	1	$300	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2050	* *	1-2	$1,300	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN MAINTENANCE AND HORTICULTURE
Asset # : 2236

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: QUEENS BOTANICAL GARDEN VISITOR AND ADMIN BLDG.		
Address	: 43-50 MAIN STREET		
Borough	: QUEENS	**Agency's Number**	: N/A
Program / Asset #	: DCA0016.010 / 2232	**Yr Built/Renovated**	: 2007 /
Area Sq Ft	: 16,000	**Project Type**	: CULTURAL AFFAIRS
Date of Survey	: 11-Sep-2018	**Landmark Status**	: NONE
Areas Surveyed	: Basement, Roof, Floors 1,2		
Block	: 5107 **Lot** : 200	**BIN**	: 4439682

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Mechanical		$272,400
Total		**$272,400**
Importance Code B		$272,400
Total		**$272,400**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$18,400		$2,700	$3,400
Interior Architecture	$800	$600		$1,200
Electrical	$1,100	$17,500	$1,600	$1,100
Mechanical	$4,200	$2,900	$4,800	$2,900
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$28,400**	**$24,900**	**$13,000**	**$12,600**
Importance Code A	$19,200	$800	$3,500	$4,200
Importance Code B	$8,400	$24,100	$9,500	$8,400
Importance Code C	$800			
Total	**$28,400**	**$24,900**	**$13,000**	**$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
QUEENS BOTANICAL GARDEN VISITOR AND ADMIN BLDG.
Asset # : 2232

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	30%			LIFE	* *	5	$16,600	
Cement - Fiber Panel	15%			2038	* *	10	$5,200	
Window Wall	10%			2056	* *	5	$4,100	
Wood	45%	0-2	$10,500	2043	* *	5	$12,400	
Deteriorated Finish, Extent : Light, Area Affected : 35%								
Location : Facade Right Side								
Windows								
Aluminum	100%			2052	* *	5	$2,800	
Parapets								
Cast in Place Concrete	50%			LIFE	* *	5	$6,400	
Metal Panel	25%			2056	* *	5	$1,200	
Metal Rail	15%			2047	* *	5-10	$3,400	
Pre-Cast Concrete	10%	Now	$500	LIFE	* *	5	$800	
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%								
Location : Underside Of Coping Stones At Green Roof								
Roof								
Cast in Place Concrete	25%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Over Auditorium								
Explanation : Green Roof With Vegetation								
IRMA/Protected Membrane	30%			2038	* *	10	$4,800	
Debris on Roof, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Drains Clogged, Extent : Moderate, Area Affected : 15%								
Location : Roof Scuppers Blocked By Vegetation Growth								
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : Throughout 2nd Floor Roof								
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Over Reception Area								
Other Observation, Extent : Severe, Area Affected : 2%								
Location : Roof								
Explanation : Broken Hatch Door								
IRMA/Protected Membrane	5%			2038	* *	10	$800	
Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
Location : Over Auditorium Wing								
Single Ply Membrane	35%			2038	* *	10	$5,600	
Adhesion Failure, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Canopy Over Open Space								
Explanation : This Roof Is Used For Water Collection								
Sloped Glazing	5%	4+	$2,600	LIFE	* *	5	$10,600	
Caulking Deteriorated, Extent : Moderate, Area Affected : 2%								

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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 VISITOR AND ADMIN BLDG.
Asset # : 2232

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Sloped Glazing	5%	4+	$2,600	LIFE	* *	5	$10,600	
Location : Roof Skylight								
Soffits								
Cement - Fiber Panel	100%			2035	* *	10		
Interior								
Floors								
Carpet	5%			2031	$20,700	3	$1,800	
Cast in Place Concrete	80%			LIFE	* *	5	$41,900	
Ceramic Tile	15%			2043	* *	5	$3,600	
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$400	
Concrete Masonry Unit	50%			LIFE	* *	5	$1,400	
Gypsum Board	40%	0-2	$800	LIFE	* *	5	$1,700	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Above Auditorium Windows At Lintel								
Wood	5%			LIFE	* *	5	$1,400	
Ceilings								
AcousTileSusp.Lay-In	10%			2047	* *	5	$2,400	
Exposed Struc: Concrete	30%			LIFE	* *	5	$1,100	
Gypsum Board	30%			LIFE	* *	5	$9,000	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Auditorium Ceiling, Lobby Near Reception								
Metal Panel	30%			LIFE	* *	5	$9,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Underside Of Open Canopy								
Explanation : Roof Above Is Used As A Water Collector								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2065	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%			2043	* *			
Pavers/Stone	10%			2039	* *			
On-Site Walkways								
Cast in Place Concrete	13%			2043	* *			
Pavers/Stone	85%			2039	* *			
Wood	2%			2028		1-3		
Parking/Driveway								
Pavers/Stone	100%			2039	* *			

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN VISITOR AND ADMIN BLDG.
Asset # : 2232

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room , Roof								
Explanation : Main Service Switch Rated At 2,000 Amperes. Three Disconnect Switches Serving The Solar Panel Rated At 60 Amperes Each.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	* *	5	$100	
Raceway								
Conduit	100%			2050	* *	1		
Panelboards								
Molded Case Bkrs	100%			2046	* *	5	$400	
Wiring								
Thermoplastic	100%			2050	* *	1		
Motor Controllers								
Locally Mounted	10%			2043	* *	5		
Variable Frequency Drive	90%			2043	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	92%			2035	* *	10	$13,500	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2035	* *	10	$700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement, Auditorium And Hallways								
LED	3%			2035	* *			
Egress Lighting								
Emergency, Battery	50%			2035	* *	10	$1,900	
Exit, LED	50%			2058	* *	1		
Exterior Lighting								
Fluorescent	10%			2035	* *	10	$100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Terrace								
LED	20%			2035	* *			
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	* *	1	$1,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rear And Front Of The Building And Hallways								
Explanation : CCTV Surveillance Cameras								

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN VISITOR AND ADMIN BLDG.
Asset # : 2232

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2035	* *	1-3	$9,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%			2039	* *	1	$7,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 8 Water Source Heat Pumps								
Distribution								
Hot Wtr Piping/Pump	100%			2052	* *	4	$1,200	
Terminal Devices								
Air Handler	80%			2035	* *	1	$7,900	
Fan Coil Unit/Heat	20%			2035	* *	1	$1,000	
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Heat Pump Water Sourced	100%			2031	$272,400			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 8 Units.								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2050	* *	4	$800	
Terminal Devices								
Air Handler/Cool/Ht	50%			2035	* *	1	$5,000	
Induction Unit	50%			2035	* *	1	$2,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Variable Air Volume Terminal Units								
Heat Rejection								
Geothermal	100%			2058	* *	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$8,900	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN VISITOR AND ADMIN BLDG.
Asset # : 2232

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	100%			2035	* *	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	* *	1		
Water Heater With Tanks								
Electric	100%			2028	$23,100	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2024	$500	4	$500	
Backflow Preventer								
Generic	100%			2035	* *	1	$1,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 2nd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
Generic	100%			2056	* *	1-2	$4,500	

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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **QUEENS MUSEUM**		
Address	: **FLUSHING MEADOWS CORONA PARK GRAND CENTRAL PARKWAY**		
Borough	: **QUEENS**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0020.000 / 1551**	**Yr Built/Renovated**	: **1938 / 2014**
Area Sq Ft	: **137,232**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **13-Apr-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,Mez,Ph**		
Block	: **2018** **Lot** : **1**	**BIN**	: **4458851**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$764,300	$589,500
Interior Architecture	$542,800	$342,800
Electrical		$455,600
Mechanical	$3,913,000	$28,845,800
Total	**$5,220,100**	**$30,233,600**
Importance Code A	$910,300	$604,500
Importance Code B	$3,939,000	$29,629,100
Importance Code C	$370,800	
Total	**$5,220,100**	**$30,233,600**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$82,800			
Interior Architecture	$256,900		$44,300	$20,100
Electrical	$27,400	$23,700	$25,800	$23,300
Mechanical	$42,600	$50,000	$88,900	$47,300
Site Enclosure	$8,200			
Elevators/Escalators	$7,900	$7,900	$7,900	$7,900
Total	**$425,800**	**$81,600**	**$166,800**	**$98,500**
Importance Code A	$93,200	$13,600	$13,600	$13,600
Importance Code B	$279,700	$68,000	$153,200	$83,300
Importance Code C	$52,800			$1,600
Total	**$425,800**	**$81,600**	**$166,800**	**$98,500**

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS MUSEUM
Asset # : 1551

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glass Block	10%	Now	$24,800	LIFE	* *	5	$7,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : South Walls								
Glazed Ceramic Panel	5%	Now	$99,200	LIFE	* *	5	$29,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Penthouse								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Building Base, Penthouse								
Metal/Glass Curt Wall	16%			LIFE	* *	5	$74,800	
Metal Panel	2%			2053	* *	5-10	$17,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rooftop Equipment Screen								
Explanation : Aluminum Louver								
Granite Panels	2%			LIFE	* *	5	$3,700	
Panel: Limestone	45%	Now	$493,600	LIFE	* *	5	$42,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Loading Dock								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Loading Dock								
Pre-Cast Concrete	5%			LIFE	* *	5	$40,500	
Pre-Cast Concrete	15%			LIFE	* *	5	$121,600	
Windows								
Aluminum	40%	Now	$700	2041	* *	5	$200	
Air Infiltration, Extent : Moderate, Area Affected : 15%								
Location : Throughout Offices								
Metal Louvers	60%	Now	$7,800	2036	* *			
Bent/Warped Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout Penthouse								
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout Penthouse								
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout Penthouse								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout Penthouse								
Parapets								
Metal Panel	100%			2043	* *	5	$75,900	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS MUSEUM
Asset # : 1551

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Single Ply Membrane	20%	Now	$90,400	2033	$452,000			
Adhesion Failure, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Blisters, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Walk Pads Miss/Displ, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout Offices								
Skylight, Metal/Glass	15%			2053	* *	10	$56,500	
Spray-on Foam	65%			2038	* *	5	$97,900	
Soffits								
Cast in Place Concrete	33%	Now	$6,600	LIFE	* *	5	$5,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Loading Dock, Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock								
Cement - Fiber Panel	34%			2038	* *	10	$3,700	
Exposed Struc: Steel	33%			LIFE	* *	5	$7,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : West Entrance								
Explanation : This Is Actually Stainless Steel Panels								
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
Interior								
Floors								
Carpet	10%			2029	$354,800	3	$41,100	
Wrinkling, Extent : Moderate, Area Affected : 25%								
Location : At Offices								
Cast in Place Concrete	42%	Now	$172,000	LIFE	* *	5	$188,700	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Mezzanine Storage, Stairs, Throughout								
Ceramic Tile	3%			2042	* *	5	$6,200	
Ceramic Tile	5%			2042	* *	5	$10,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mezzanine Stair And Panorama Area								
Explanation : Glass Panel Floor System								
Sheet Vinyl/Rubber	5%	Now	$13,100	2038	* *	5	$7,700	
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Stair								
Terrazzo	5%			LIFE	* *	5	$16,000	
Wood	7%	4+	$16,800	2061	* *	5	$13,500	
Deteriorated Finish, Extent : Light, Area Affected : 5%								
Location : 1st Floor Gallery								
Wood	23%			2061	* *	5	$88,600	
Interior Walls								
Ceramic Tile	3%			2042	* *	5	$3,300	
Glass: Single Pane	5%			LIFE	* *	5	$8,200	
Glazed Ceramic Panel	15%	Now	$244,400	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Mezzanine								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Mezzanine								
Gypsum Board	60%			LIFE	* *	5-10	$111,200	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Southeast Mechanical Penthouse Room								
Masonry: Brick	10%	Now	$40,600	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Southeast Mechanical Penthouse Outer Wall								
Plaster	7%	Now	$54,400	LIFE	* *	5	$2,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Roof Stairs								
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Roof Stairs								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Roof Stairs								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS MUSEUM
Asset # : 1551

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	$16,700	2046	* *	5	$10,300	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Offices								
Exposed Struc: Concrete	20%			LIFE	* *	5-10	$51,400	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Gypsum Board	50%	Now	$35,100	LIFE	* *	5	$128,400	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Mezzanine, Offices								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Gallery Areas								
Explanation : This Is Actually A Fabric Covered Ceiling.								
Gypsum Board	10%			LIFE	* *	5-10	$70,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Gallery								
Explanation : Material Is Actually Fabric Covered Ceiling								
Plaster	10%			LIFE	* *	5-10	$35,300	
Site Enclosure								
Fence/Gates								
Metal Rail	15%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Upper Roof								
Explanation : Perimeter Guard Rail Around Skylights								
Wood	85%	Now	$8,200	2031	$16,300			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : South Lot								
Dry Rot/Decay, Extent : Moderate, Area Affected : 50%								
Location : South Lot								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : South Lot								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	50%			2046	* *			
Pavers/Stone	50%			2042	* *			
Parking/Driveway								
Asphalt	100%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : South Lot And Loading Dock								
Explanation : Construction Staging Area								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS MUSEUM
Asset # : 1551

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	30%			2033	$15,100	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room 2								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Fused Disc Sw	70%			2059	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : Two 4,000 Ampere Main Disconnect Switches								
Transformers								
Dry Type	100%			2050	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room 2								
Explanation : 1,000 Kilovolt Amperes, 480/277 Volts Primary - 208/120 Volts Secondary								
Switchgear / Switchboard								
Fused Disc Sw	45%			2033	$47,600	5	$300	
Fused Disc Sw	45%			2059	* *	5	$300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Molded Case Bkrs	10%			2059	* *	5	$400	
Raceway								
Conduit	50%			2033	$47,700	1		
Conduit	50%			2059	* *	1		
Panelboards								
Fused Disc Sw	6%			2032	$4,100	5	$200	
Fused Disc Sw	4%			2055	* *	5	$100	
Molded Case Bkrs	40%			2032	$27,300	5	$1,400	
Molded Case Bkrs	50%			2055	* *	5	$1,800	
Wiring								
Thermoplastic	50%			2033	$47,400	1		
Thermoplastic	50%			2059	* *	1		
Motor Controllers								
Locally Mounted	20%			2031	$90,200	5	$200	
Motor Control Center	40%			2031	$180,400	5	$1,500	
Variable Frequency Drive	40%			2050	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2050	* *	1	$42,200	
Generators								
Diesel	100%			2046	* *	1	$53,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside The Building								
Explanation : One 360 Kilowatts								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS MUSEUM
Asset # : 1551

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Batteries								
Lead/Acid	100%			2028	$2,400	5	$5,100	
Fuel Storage								
Main Tank	100%			2068	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : One 275 Gallons								
Lighting								
Interior Lighting								
Fluorescent	5%			2041	* *	10	$6,300	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room And Electrical Room								
Fluorescent	5%			2041	* *	10	$6,300	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Lobby								
Incandescent	15%			2041	* *	2	$500	
LED	75%			2041	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout Building								
Egress Lighting								
Emergency, Service	40%			2041	* *	1		
Emergency, Battery	10%			2041	* *	10	$3,300	
Exit, LED	20%			2068	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Exit, Service	30%			2041	* *	1		
Exterior Lighting								
LED	30%			2041	* *			
No Component	70%							
Alarm								
Security System								
Generic	50%			2043	* *	1	$25,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2038	* *	1	$25,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways, Gallery Area And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$84,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Horns Fire Alarm Panel And Smoke Detectors								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS MUSEUM
Asset # : 1551

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		
Conversion Equipment								
Steam Boiler	75%			2038	* *	1	$101,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement. Former Ice Rink Side Of Building								
Explanation : 4 Units, One Is For Domestic Hot Water								
Steam Boiler	25%	Now	$146,000	2038	* *	1	$30,600	
Damaged, Extent : Moderate, Area Affected : 100%								
Location : Fresh Air Louver Is Not Working								
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : One Boiler Out Of Services								
Distribution								
Steam Piping/Pump	100%	2-4	$214,700	2043	* *			
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement. Condensate Pump Near End Of Useful Life								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : System On Old Pneumatic Controls. Approaching End Of Useful Life								
Terminal Devices								
Air Handler	80%			2033	$2,017,800	1	$67,900	
Convector/Radiator	20%			2038	* *	1	$8,900	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%	0-2	$1,366,400	2036	* *	1	$133,700	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Various Location								
Explanation : Air Condition 1, 4, 5 And 6 Are At The End Of Useful Life.								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	$130,000	2053	* *	4	$6,800	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Excessive Interior Pipe Corrosion Causing Strainer Failures								
Terminal Devices								
Air Handler/Cool/Ht	100%			2038	* *	1	$84,900	
Heat Rejection								
Water Cooling Tower	100%	Now	$135,400	2031	$677,000	2	$110,500	
Leak Evident, Extent : Moderate, Area Affected : 30%								
Location : Roof								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS MUSEUM
Asset # : 1551

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Dehumidifier								
Generic	100%			2031	$26,080,800			
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$1,177,300	LIFE	* *	2-5	$76,500	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Dampers At The Roof								
Exhaust Fans								
Interior	80%	0-2	$95,100	2038	* *	2	$2,700	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Return Fan Out Of Service								
Roof	20%			2038	* *	2	$800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
HW Heat Exchanger								
Steam Fired	100%	0-2	$648,100	2063	* *	4	$13,600	
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : 500 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$13,400	2033	$26,800	4	$2,900	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement. Unit On End Of Useful Life								
Sewage Ejector(s)								
Electric	100%			2033	$70,200	4	$8,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 2nd Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$69,200	
Sprinkler								
No Component	98%							
Generic	2%			2053	* *	1-2	$800	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **QUEENS THEATRE IN THE PARK**		
Address	: **FLUSHING MEADOWS CORONA PARK**		
Borough	: **QUEENS**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0032.000 / 3008**	**Yr Built/Renovated**	: **1964 / 2008**
Area Sq Ft	: **38,272**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **31-Mar-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **2018** **Lot** : **1**	**BIN**	: **4464056**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$282,200	$300,600
Electrical		$468,300
Mechanical	$131,800	$1,453,800
Total	**$414,000**	**$2,222,800**
Importance Code A	$282,200	$556,000
Importance Code B	$131,800	$1,666,700
Total	**$414,000**	**$2,222,800**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$38,200			$800
Interior Architecture	$203,500		$6,700	$11,000
Electrical	$12,000	$6,300	$7,200	$9,100
Mechanical	$77,300	$21,100	$20,900	$14,100
Site Pavements	$22,500			
Elevators/Escalators	$7,900	$7,900	$7,900	$7,900
Total	**$361,500**	**$35,300**	**$42,600**	**$42,800**
Importance Code A	$40,100	$1,900	$1,900	$2,700
Importance Code B	$240,800	$33,400	$40,800	$39,200
Importance Code C	$80,500			$1,000
Total	**$361,500**	**$35,300**	**$42,600**	**$42,800**

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
QUEENS THEATRE IN THE PARK
Asset # : 3008

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	70%	Now	$227,500	LIFE	* *	5	$194,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Above Glass Block 1st Floor								
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Loading Dock Doors At 1st Floor								
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Above Glass Block 1st Floor								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Into Basement Offices								
Glass Block	5%			LIFE	* *	5	$3,500	
Metal Panel	10%			2053	* *	5-10	$38,200	
Window Wall	15%			2053	* *	5	$31,300	
Windows								
Aluminum	100%			2049	* *	5	$1,700	
Parapets								
Cast in Place Concrete	85%			LIFE	* *	5	$109,500	
Copper/Terne	5%			2077	* *	5	$1,500	
Metal/Glass Curt Wall	10%			2059	* *	5	$2,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Over Mezzanine Offices								
Explanation : This Component Is Actually Glass Panel With Metal Frame								
Roof								
IRMA/Protected Membrane	30%	Now	$29,800	2038	* *			
Vegetation Growth, Extent : Light, Area Affected : 5%								
Location : Drain At Roof Over Second Floor Offices								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Upper Mezzanine Storage Ring								
Metal Panel	65%			2038	* *	10	$51,300	
Skylight, Plastic	5%	Now	$4,600	2046	* *	1		
Glazing Broken/Cracked, Extent : Light, Area Affected : 2%								
Location : Inner Dome Cracked At Lobby								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS THEATRE IN THE PARK
Asset # : 3008

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	30%	Now	$29,700	2032	$296,800	3	$25,800	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : In Theater								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : In Theater								
Wrinkling, Extent : Moderate, Area Affected : 50%								
Location : In Theater								
Cast in Place Concrete	20%			LIFE	* *	5	$50,100	
Ceramic Tile	5%			2042	* *	5	$2,900	
Marble Panels	17%			LIFE	* *	5	$14,600	
Vinyl Tile	18%			2038	* *	3	$3,900	
Wood	10%			2061	* *	5	$10,700	
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *	10	$9,700	
Ceramic Tile	5%			2042	* *	5	$1,900	
Fabric on Framing	10%			2034	* *	5	$1,900	
Glass: Single Pane	10%			LIFE	* *	5	$5,800	
Gypsum Board	30%			LIFE	* *	5-10	$19,700	
Plaster	15%			LIFE	* *	5-10	$4,900	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Managers Office In Basement								
Wood	5%	Now	$5,300	LIFE	* *	5	$7,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : In Theater And Cabaret								
Deteriorated Finish, Extent : Light, Area Affected : 15%								
Location : In Theater And Cabaret								
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 5%								
Location : In Cafeteria								
Wood	15%			LIFE	* *	5	$46,500	
Ceilings								
AcousTileSusp.Lay-In	10%	Now	$4,700	2046	* *	5	$2,900	
Misaligned/Bulging, Extent : Light, Area Affected : 2%								
Location : Basement								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Exposed Struc: Concrete	15%			LIFE	* *	5-10	$10,700	
Exposed Struc: Wood	25%			LIFE	* *	10	$21,500	
Gypsum Board	25%			LIFE	* *	5-10	$49,200	
Metal Panel	10%			LIFE	* *	5	$14,300	
Plaster	15%			LIFE	* *	5-10	$14,800	
Site Enclosure								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS THEATRE IN THE PARK
Asset # : 3008

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	100%			2053	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : South Side Of Building								
Explanation : Fence Around Chiller Unit								
Free Standing Walls								
Cast in Place Concrete	100%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2077	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	40%	Now	$800	2046	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : West Walkway								
Explanation : Sidewalk Shed Installed								
Pavers/Stone	60%	Now	$12,200	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Main Entrance								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : West Main Entrance								
Explanation : Sidewalk Shed Installed								
Parking/Driveway								
Asphalt	10%	Now	$9,400	2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Asphalt	90%			2042	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$56,800	3	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 600 Amperes								
Transformers								
Dry Type	100%			2031	$165,500	3	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 750 Kilovolt Amperes, Four 160 Volts Primary -208/120 Volts Secondary								
Feeders								
Cable	100%			2032	$19,900	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific 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
Over 600 Volts								
Raceway								
Conduit	100%			2033	$47,900	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$7,400	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 2,500 Ampere Main Disconnect Switches								
Transformers								
Dry Type	100%			2031	$26,100	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 75 Kilovolt Amperes And One 50 Kilovolt Amperes 480/277 Volts Primary - 208/120 Volts Secondary								
Switchgear / Switchboard								
Fused Disc Sw	50%			2033	$21,200	5	$100	
Fused Disc Sw	45%			2043	* *	5	$100	
Molded Case Bkrs	5%			2053	* *	5	$100	
Raceway								
Conduit	80%			2033	$28,800	1		
Conduit	20%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$2,900	5	$100	
Molded Case Bkrs	70%			2032	$20,500	5	$700	
Molded Case Bkrs	15%			2041	* *	5	$200	
Molded Case Bkrs	5%			2049	* *	5	$100	
Wiring								
Thermoplastic	80%			2033	$26,000	1		
Thermoplastic	20%			2053	* *	1		
Motor Controllers								
Locally Mounted	40%			2031	$37,300	5	$100	
Locally Mounted	40%			2038	* *	5	$100	
Variable Frequency Drive	20%			2050	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$11,800	
Generators								
Diesel	100%			2042	* *	1	$14,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : One 218 Kilovolt Amperes								
Batteries								
Lead/Acid	100%			2027	$2,400	5	$1,400	

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*** 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
Stand-by Power								
Fuel Storage								
Main Tank	100%			2061	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Outside								
Explanation : One 200 Gallons								
Lighting								
Interior Lighting								
Fluorescent	10%			2028	$41,700	10	$3,500	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Fluorescent	10%			2038	* *	10	$3,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Addition								
Explanation : T-5 Lamps								
Fluorescent	20%			2038	* *	10	$7,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Offices								
Fluorescent	40%			2033	$166,900	10	$14,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Offices, Hallways								
Incandescent	10%			2028	$48,600	2	$100	
LED	10%			2041	* *			
Egress Lighting								
Emergency, Service	50%			2038	* *	1		
Emergency, Battery	10%			2028	$6,300	10	$900	
Exit, LED	10%			2068	* *	1		
Exit, Service	10%			2028	$1,300	1		
Exit, Service	20%			2038	* *	1		
Exterior Lighting								
HID	20%			2028	$34,900	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2038	* *	1	$14,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways, Entrance, And Exit Doors								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$23,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Horns, Alarm Panel, Manual Pull Boxes, Smoke Detectors And Fire Alarm Panel								

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS THEATRE IN THE PARK
Asset # : 3008

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Hot Water Boiler	50%			2050	* *	1	$9,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : For New Addition, Basement								
Explanation : 3 Units								
Hot Water Boiler	50%			2031	$198,600	1	$9,500	
Other Observation, Extent : Light, Area Affected : 50%								
Location : For Old Section, 2nd Floor Boiler Room								
Explanation : 3 Units								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	$8,200	2041	* *	4	$1,900	
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Hot Water Circulating Pump								
Terminal Devices								
Air Handler	80%			2033	$562,700	1	$18,900	
Convector/Radiator	10%			2038	* *	1	$1,200	
Fan Coil Unit/Heat	10%	0-2	$18,500	2033	$92,700	1	$1,100	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Various Locations								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	50%			2034	* *	2	$1,200	
R-134a Refrigerant, Extent : Light, Area Affected : 50%								
Location : Basement								
Reciprocating Compr/Chiller	45%			2038	* *	1	$8,000	
R-134a Refrigerant, Extent : Light, Area Affected : 50%								
Location : Lower Roof								
Split Unit	5%	0-2	$22,200	2033	$44,400			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Unit Is Not Working								
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2053	* *	4	$1,400	
No Component	50%							
Terminal Devices								
Air Handler/Cool/Ht	50%			2033	$362,600	1	$11,800	
No Component	50%							
Heat Rejection								
Air Cooled Condenser Unit	50%			2038	* *	2	$13,300	
No Component	50%							

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS THEATRE IN THE PARK
Asset # : 3008

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$33,800	
Exhaust Fans								
Interior	95%			2033	$157,500	2	$1,100	
Roof	5%			2038	* *	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Electric	20%			2031	$4,600	4		
Gas Fired	80%			2031	$13,300	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$131,800	LIFE	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Undersized Storm Drain Piping								
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$800	
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$1,500	
Backflow Preventer								
Generic	100%			2038	* *	1	$2,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement To The Third Floor								
Explanation : 2 Units. 1 Passenger, 1 Freight. One Elevator Is Not Working And On Extended Life								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$19,300	
Sprinkler								
Generic	100%			2053	* *	1-2	$10,700	
Chemical System								
Generic	100%			2031	$79,700	1-3	$74,400	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **SNUG HARBOR CULT CNTR/ BOTN GDN BARN OF BOTANY**		
Address	: **1000 RICHMOND TERRACE**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0039.040 / 13418**	**Yr Built/Renovated**	: **2000 /**
Area Sq Ft	: **4,500**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **10-May-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **76** **Lot** : **200**	**BIN**	: **5113026**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Mechanical	$108,700	
Site Enclosure		$136,300
Total	**$108,700**	**$136,300**
Importance Code A	$108,700	
Importance Code C		$136,300
Total	**$108,700**	**$136,300**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$20,400	$17,900		
Interior Architecture	$5,800			$100
Electrical	$6,300	$100		$2,100
Mechanical		$400	$400	$6,200
Site Enclosure	$800			
Site Pavements	$9,800			
Total	**$43,100**	**$18,400**	**$400**	**$8,400**
Importance Code A	$20,400	$18,300		$500
Importance Code B	$12,200	$100	$400	$7,900
Importance Code C	$10,600			
Total	**$43,100**	**$18,400**	**$400**	**$8,400**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BARN OF BOTANY
Asset # : 13418

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cement - Fiber Panel	45%	Now	$1,100	2037	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : East Facade								
Wood	45%			2045	* *	5	$15,500	
Wood Overhead Doors	10%	Now	$19,300	2052	* *	5	$1,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 60%								
Location : South Facade								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : South Facade								
Unit Inoperable, Extent : Moderate, Area Affected : 67%								
Location : South Facade								
Windows								
Aluminum	100%			2048	* *	5	$500	
Roof								
Metal Panel	100%			2045	* *	10	$10,200	
Soffits								
Wood	100%			2045	* *	5		
Interior								
Floors								
Cast in Place Concrete	85%			LIFE	* *	5	$8,300	
Vinyl Tile	15%	Now	$5,500	2042	* *	3	$300	
Adhesion Failure, Extent : Moderate, Area Affected : 20%								
Location : Office Area And Bathroom								
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Office Area And Bathroom								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Office Area And Bathroom								
Interior Walls								
Gypsum Board	10%			LIFE	* *	5	$200	
No Component	90%							
Ceilings								
AcousTileSusp.Lay-In	10%	Now	$400	2045	* *	5	$200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Entry Foyer								
Exposed Struc: Steel	90%			LIFE	* *			
Site Enclosure								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BARN OF BOTANY
Asset # : 13418

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	10%	Now	$800	2052	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : North Side Of Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : North Side Of Building								
Explanation : Gas Rig Enclosure								
Wood	90%			2030	$136,300			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : South Side Of Building								
Explanation : 6 Foot High Wood Stockade Fence In Side Yard								
Site Pavements								
On-Site Walkways								
Asphalt	90%			2035	* *			
Cast in Place Concrete	10%			2037	* *			
Parking/Driveway								
Asphalt	85%	Now	$9,800	2035	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout South Yard								
Potholes, Extent : Moderate, Area Affected : 10%								
Location : South Facing Yard								
Cast in Place Concrete	15%			2037	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2042	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 225 Amperes								
Transformers								
Dry Type	100%			2037	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 75 Kilovolt-ampere 480-208/120v								
Raceway								
Conduit	100%			2042	* *	1		
Panelboards								
Fused Disc Sw	25%			2040	* *	5		
Molded Case Bkrs	75%			2040	* *	5	$100	
Wiring								
Thermoplastic	100%			2042	* *	1		

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BARN OF BOTANY
Asset # : 13418

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%	Now	$1,100	2037	* *	5		
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Exterior Walls								
Explanation : Overhead Doors Do Not Work								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	50%			2032	$15,600	10	$2,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : In Garage And Offices								
HID	50%	Now	$5,200	2032	$26,000			
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Egress Lighting								
Emergency, Battery	50%			2032	$3,700	10	$500	
Exit, Battery	50%			2032	$2,500	10	$200	
Exterior Lighting								
HID	10%			2027	$2,100	10		
No Component	90%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Under Construction	30%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Furnace	5%			2037	* *	1	$100	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : No Gas In Building So Furnace Cannot Work								
Other Observation, Extent : N/A, Area Affected : 75%								
Location : 1st Floor								
Explanation : One Unit								
Radiant Heater	95%			2027	$108,700	2	$2,000	
Air Conditioning								
Energy Source								
Electricity	25%			2048	* *	1		
No Component	75%							

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BARN OF BOTANY
Asset # : 13418

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2	$1,500	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Office Area								
No Component	75%							
Ventilation								
Exhaust Fans								
Wall Unit	25%			2032	$500	2		
No Component	75%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks								
Electric	25%			2027	$5,800	4		
No Component	75%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2032	$2,000	1	$300	
Fixtures								
Generic	100%							

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **SNUG HARBOR CULT CNTR/ BOTN GDN BLDG C - NEWHOUSE CENTER**
Address : **1000 RICHMOND TERRACE**
Borough : **STATEN ISLAND**
Program / Asset # : **DCA0024.030 / 2414**
Area Sq Ft : **21,400**
Date of Survey : **10-May-2021**
Areas Surveyed : **Basement, Roof, Floors 1,2,Att**
Block : **76** **Lot** : **200**

Agency's Number : **N/A**
Yr Built/Renovated : **1833 /**
Project Type : **CULTURAL AFFAIRS**
Landmark Status : **INTERIOR & EXTERIOR LANDMARK**
BIN : **5113026**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$947,800	$267,700
Interior Architecture	$1,171,500	
Electrical	$466,500	$40,000
Mechanical		$672,200
Total	**$2,585,800**	**$979,900**
Importance Code A	$947,800	$267,700
Importance Code B	$1,442,100	$712,300
Importance Code C	$195,900	
Total	**$2,585,800**	**$979,900**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$1,100			$26,000
Interior Architecture	$34,800			$500
Electrical	$38,700	$300	$200	$6,300
Mechanical	$2,700	$1,700	$2,600	$4,900
Site Enclosure	$3,500			
Site Pavements	$27,100			
Total	**$107,900**	**$2,000**	**$2,900**	**$37,700**
Importance Code A	$1,100			$26,000
Importance Code B	$79,700	$2,000	$2,900	$11,700
Importance Code C	$27,100			
Total	**$107,900**	**$2,000**	**$2,900**	**$37,700**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126

SNUG HARBOR CULT CNTR/ BOTN GDN BLDG C - NEWHOUSE CENTER

Asset # : 2414

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	$293,500	LIFE	* *	5	$33,300	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 70%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Limestone	25%	Now	$280,700	LIFE	* *	5	$8,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%								
Location : North Facade								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : North Facade								
Windows								
Wood	100%	2-4	$157,900	2057	* *	5	$30,600	
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Metal Rail	5%	4+	$1,100	2045	* *	5	$1,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Wood Cornice	95%	Now	$135,300	2062	* *	5	$17,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 90%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 90%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 90%								
Location : Throughout								
Roof								
Copper/Terne	10%			2047	* *	10	$6,500	
Modified Bitumen	88%	Now	$80,300	2032	$267,700			
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Various Areas In The Attic Roof Rafters								
Skylight, Metal/Glass	2%			2052	* *	10	$1,700	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126

SNUG HARBOR CULT CNTR/ BOTN GDN BLDG C - NEWHOUSE CENTER

Asset # : 2414

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Cement - Fiber Panel	100%			2027	$16,900	10	$2,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Entry								
Explanation : This Is Actually A Temporary Cement Board Panel Installation								
Interior								
Floors								
Vinyl Tile 9" X 9"	10%	Now	$34,800	2042	* *	3	$1,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Wood	40%	Now	$563,800	2072	* *	5	$13,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 80%								
Location : Basement								
Dry Rot/Decay, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Wood	50%	Now	$58,700	2047	* *	5	$17,200	
Deteriorated Finish, Extent : Moderate, Area Affected : 90%								
Location : 1st Floor								
Interior Walls								
Plaster	50%	Now	$195,900	LIFE	* *	5	$5,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Basement And Throughout								
Plaster	50%			LIFE	* *	5	$5,600	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126

SNUG HARBOR CULT CNTR/ BOTN GDN BLDG C - NEWHOUSE CENTER

Asset # : 2414

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Struc: Wood	20%	Now	$107,600	LIFE	* *			
Dry Rot/Decay, Extent : Moderate, Area Affected : 20%								
Location : Attic								
Split/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Attic								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Attic								
Plaster	20%	Now	$29,900	LIFE	* *	5	$4,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 60%								
Location : Below Dome								
Plaster	30%	Now	$179,700	LIFE	* *	5	$6,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Plaster	30%	Now	$35,900	LIFE	* *	5	$6,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Various 1st And 2nd Floor Spaces								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Various 1st And 2nd Floor Spaces								
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Various 1st And 2nd Floor Spaces								
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%	Now	$3,500	2042	* *			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Throughout Moat Areas								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Moat Area On West Side Of Building								
Site Pavements								
On-Site Walkways								
Masonry: Brick	40%	Now	$5,500	2058	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout Moat Area								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Throughout Moat Area								
Masonry: Granite	40%	Now	$21,600	LIFE	* *			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 60%								
Location : Entrance Steps								
Slate	15%			LIFE	* *	5	$400	
Steel Grating	5%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : South Side Of Building								
Explanation : These Are Actually Steel Egress Stairs Exiting From Hyphen Between Building C And G								

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG C - NEWHOUSE CENTER
Asset # : 2414

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Knife Sw	100%	0-2	$104,500	2062	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Obsolete Equipment And On Extended Life								
Raceway								
Conduit	90%			2032	$39,800	1		
Conduit	10%			2042	* *	1		
Panelboards								
Fused Toggle Switch	90%	0-2	$38,500	2057	* *	5	$200	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Molded Case Bkrs	10%			2040	* *	5	$100	
Wiring								
Braided Cloth	90%	2-4	$56,200	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2042	* *	1		
Lighting								
Interior Lighting								
Fluorescent	10%			2027	$40,000	10	$2,300	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Basement								
Fluorescent	10%			2032	$40,000	10	$2,300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways								
Incandescent	60%			2027	$265,700	2	$300	
LED	20%			2037	* *			
Egress Lighting								
Emergency, Battery	50%			2037	* *	10	$3,000	
Exit, Battery	50%			2037	* *	10	$800	
Exterior Lighting								
Incandescent	10%			2037	* *	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : M R 16 Lamps (Halogen)								
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	* *	1	$2,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Surveillance Cameras								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126

SNUG HARBOR CULT CNTR/ BOTN GDN BLDG C - NEWHOUSE CENTER

Asset # : 2414

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
No Component	70%							
Under Construction	30%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building L								
Explanation : Steam From Power House								
Distribution								
Steam Piping/Pump	100%			2042	* *			
Terminal Devices								
Convector/Radiator	100%			2030	$215,200	1	$7,900	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2030	$335,900	1		
Water Heater With Tanks								
Electric	100%	Now	$500	2032	$25,300	4		
Broken, Extent : Severe, Area Affected : 100%								
Location : 1st Floor								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fire Suppression								
Standpipe								
Generic	100%			2032	$121,200	1-5	$12,400	
Sprinkler								
Generic	100%			2042	* *	1-2	$6,900	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **SNUG HARBOR CULT CNTR/ BOTN GDN BLDG D/NOBLE MARITIME COLLECTION**
Address : **1000 RICHMOND TERRACE**
Borough : **STATEN ISLAND**
Program / Asset # : **DCA0024.040 / 2390**
Area Sq Ft : **22,400**
Date of Survey : **03-May-2021**
Areas Surveyed : **Basement, Roof, Floors 1,2,Att**
Block : **76** **Lot** : **200**

Agency's Number : **N/A**
Yr Built/Renovated : **1840 / 2013**
Project Type : **CULTURAL AFFAIRS**
Landmark Status : **INTERIOR & EXTERIOR LANDMARK**
BIN : **5113026**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$307,000	
Electrical		$121,200
Mechanical		$1,089,200
Total	**$307,000**	**$1,210,400**
Importance Code A	$307,000	
Importance Code B		$1,210,400
Total	**$307,000**	**$1,210,400**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$28,400	$14,000		$8,000
Interior Architecture		$24,400	$1,600	
Electrical	$700	$800	$700	$18,600
Mechanical	$24,400	$28,600	$7,400	$3,300
Site Enclosure	$8,100			
Site Pavements	$13,100			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$78,500**	**$71,700**	**$13,600**	**$33,800**
Importance Code A	$28,400	$14,000		$8,300
Importance Code B	$37,100	$57,800	$12,800	$25,500
Importance Code C	$13,100		$900	
Total	**$78,500**	**$71,700**	**$13,600**	**$33,800**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126

SNUG HARBOR CULT CNTR/ BOTN GDN BLDG D/NOBLE MARITIME COLLECTION

Asset # : 2390

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$14,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Window Heads And Sills								
Explanation : This Is Actually Cast Stone								
Masonry: Brick	75%	0-2	$121,300	LIFE	* *	5	$27,500	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Various								
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Masonry: Limestone	20%	Now	$185,700	LIFE	* *	5	$5,500	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : North Elevation								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : North Elevation								
Windows								
Wood	100%	Now	$19,500	2040	* *	5	$31,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Parapets								
Metal Rail	35%			2045	* *	5-10	$23,000	
Wood Cornice	65%	Now	$7,000	2042	* *	5	$13,700	
Dry Rot/Decay, Extent : Moderate, Area Affected : 15%								
Location : Main Roof On East And West Elevations								
Roof								
Copper/Terne	60%			2060	* *	10	$32,600	
Modified Bitumen	30%			2037	* *	10	$6,500	
Skylight, Metal/Glass	10%			2052	* *	10	$7,200	
Soffits								
Stucco Cement	40%	Now	$1,800	2037	* *	5	$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Front Entrance Portico								
Wood	60%			2037	* *	5	$3,000	
Paint Peeling, Extent : Light, Area Affected : 30%								
Location : Breezeway Located On South Side Of Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Breezeway Located On South Side Of Building								
Explanation : Finished Wood Boards								
Interior								
Floors								
Carpet	5%			2031	$27,900	3	$2,200	
Ceramic Tile	5%			2041	* *	5	$1,500	
Vinyl Tile	5%			2037	* *	3	$600	
Wood	85%			2060	* *	5	$46,900	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126

SNUG HARBOR CULT CNTR/ BOTN GDN BLDG D/NOBLE MARITIME COLLECTION

Asset # : 2390

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2041	* *	5	$1,700	
Gypsum Board	35%			LIFE	* *	5	$7,300	
Plaster	60%			LIFE	* *	5	$6,200	
Ceilings								
Gypsum Board	35%			LIFE	* *	5	$12,900	
Plaster	65%			LIFE	* *	5	$12,000	
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%	Now	$8,100	2042	* *			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout Perimeter Moat Structure								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Moat On West Side								
Site Pavements								
On-Site Walkways								
Masonry: Brick	60%	Now	$7,300	2042	* *			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Perimeter Moat Floor								
Masonry: Granite	5%			LIFE	* *			
Slate	35%	Now	$5,800	LIFE	* *	5	$900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : North Side Of Building								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2052	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 350 Amperes.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2052	* *	5	$600	
Raceway								
Conduit	100%			2052	* *	1		
Panelboards								
Fused Disc Sw	5%			2048	* *	5		
Molded Case Bkrs	95%			2048	* *	5	$600	
Wiring								
Thermoplastic	100%			2052	* *	1		
Motor Controllers								
Locally Mounted	100%			2045	* *	5	$200	
Ground								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126

SNUG HARBOR CULT CNTR/ BOTN GDN BLDG D/NOBLE MARITIME COLLECTION

Asset # : 2390

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : On Sprinkler Main								
Lighting								
Interior Lighting								
Fluorescent	10%			2037	* *	10	$2,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Offices								
Fluorescent	60%			2037	* *	10	$12,300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	30%			2032	$121,200	2	$200	
Egress Lighting								
Emergency, Battery	50%			2037	* *	10	$2,400	
Exit, Battery	50%			2037	* *	10	$700	
Exterior Lighting								
Incandescent	10%			2037	* *	2		
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	* *	1	$2,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Surveillance Cameras								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	* *	1-3	$4,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors And Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building L								
Explanation : Steam From Power House								
Distribution								
Steam Piping/Pump	100%			2042	* *			

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

DEPARTMENT OF CULTURAL AFFAIRS - 126

SNUG HARBOR CULT CNTR/ BOTN GDN BLDG D/NOBLE MARITIME COLLECTION

Asset # : 2390

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convector/Radiator	100%	Now	$3,900	2037	* *	1	$6,500	
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	65%			2028	$318,200	1	$15,800	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : One Unit In Basement								
Interior Pkg Unit - Cooling	25%			2030	$94,900	2	$300	
Other Observation, Extent : Light, Area Affected : 25%								
Location : Basement								
Explanation : 2 Units. R-410a								
Split Unit	10%			2037	* *			
Distribution								
CW & CHW Wtr Pipe/Pump	75%			2052	* *	4	$1,200	
No Component	25%							
Terminal Devices								
Fan Coil - 2 Pipe	75%			2032	$549,400	1	$5,400	
No Component	25%							
Heat Rejection								
Air Cooled Condenser Unit	75%			2032	$52,100	2	$11,700	
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	* *	2-5	$8,700	
No Component	30%							
Exhaust Fans								
Interior	70%			2032	$74,500	2	$500	
Roof	30%			2032	$14,000	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks								
Electric	100%			2025	$25,300	4		
Sanitary Piping								
Cast Iron	100%	Now	$6,000	LIFE	* *	1		
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Floor Drains Not Primed Causing Odors								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126

SNUG HARBOR CULT CNTR/ BOTN GDN BLDG D/NOBLE MARITIME COLLECTION

Asset # : 2390

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	100%	Now	$8,500	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : Side Yard And Gutters								
Damaged, Extent : Severe, Area Affected : 30%								
Location : Sanitary Line Serving The Building Collapsed								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 10%								
Location : Basement, L-3 Floors								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
Generic	100%			2052	* *	1-2	$6,300	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **SNUG HARBOR CULT CNTR/ BOTN GDN BLDG E**		
Address	: **1000 RICHMOND TERRACE**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0024.050 / 2391**	**Yr Built/Renovated**	: **1879 / 2013**
Area Sq Ft	: **24,448**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **03-May-2021**	**Landmark Status**	: **EXTERIOR LANDMARK**
Areas Surveyed	: **Basement, Roof, Floors 1**		
Block	: **76** **Lot** : **200**	**BIN**	: **5113026**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Interior Architecture	$2,353,100	
Mechanical	$803,800	
Total	**$3,156,900**	
Importance Code B	$2,762,600	
Importance Code C	$394,300	
Total	**$3,156,900**	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$19,800			$10,400
Interior Architecture				
Electrical				
Mechanical		$1,200	$1,700	$1,200
Site Pavements	$22,500			
Total	**$42,300**	**$1,300**	**$1,700**	**$11,700**
Importance Code A	$19,800			$10,400
Importance Code B		$1,300	$1,700	$1,200
Importance Code C	$22,500			
Total	**$42,300**	**$1,300**	**$1,700**	**$11,700**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG E
Asset # : 2391

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Iron	2%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : East, South Elevations								
Explanation : These Are Actually Fire Escapes								
Masonry: Brick	70%			LIFE	* *	5	$24,800	
Painted Surfaces, Extent : Light, Area Affected : 100%								
Location : Throughout								
Masonry: Granite	5%			LIFE	* *	5	$1,300	
Masonry: Limestone	23%			LIFE	* *	5	$6,100	
Windows								
Wood	100%			2048	* *	5	$69,100	
Parapets								
Metal Cornice	50%	Now	$19,800	2060	* *			
Deteriorated Finish, Extent : Light, Area Affected : 5%								
Location : Various Locations On East And West Cornices								
Wood Cornice	50%			2052	* *	5-10	$23,700	
Roof								
Copper/Terne	100%			2060	* *	10	$47,000	
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$4,100	
Wood	95%	Now	$1,353,400	2072	* *	5	$33,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : This Building Is Not Occupied								
Interior Walls								
Plaster	100%	Now	$394,300	LIFE	* *	5	$11,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : This Building Is Not Occupied								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG E
Asset # : 2391

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Plaster	100%	Now	$605,400	LIFE	* *	5	$23,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : This Building Is Not Occupied								
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%			2052	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Follows Building Perimeter								
Explanation : This Is Actually A Moat Structure								
Site Pavements								
On-Site Walkways								
Masonry: Brick	45%	Now	$9,600	2042	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Perimeter Moat Floor								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Perimeter Moat Floor								
Other Observation, Extent : Moderate, Area Affected : 40%								
Location : Perimeter Moat Floor								
Explanation : Vegetation Growth In Brick Joints								
Masonry: Granite	10%			LIFE	* *			
Slate	45%	2-4	$12,900	LIFE	* *	5	$2,100	
Worn/Eroded, Extent : Light, Area Affected : 30%								
Location : Throughout								
Parking/Driveway								
Not Accessible	100%							

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	10%			2042	* *	1		
No Component	90%							
Panelboards								
Fused Disc Sw	5%			2040	* *	5		
Molded Case Bkrs	5%			2040	* *	5		
No Component	90%							
Wiring								
Thermoplastic	10%			2042	* *	1		
No Component	90%							
Lighting								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific 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
Lighting								
Interior Lighting								
Fluorescent	5%			2032	$19,900	10	$1,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement								
Incandescent	5%			2032	$22,100	2		
No Component	90%							
Alarm								
Fire/Smoke Detection								
No Component	90%							
Under Construction	10%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building L								
Explanation : Steam Comes From Power House. This Building Is Not Occupied And Steam Is Shut Off								
Distribution								
Steam Piping/Pump	100%	Now	$125,900	2062	* *			
Broken, Extent : Severe, Area Affected : 100%								
Location : Piping Failed Throughout								
Corroded, Extent : Severe, Area Affected : 70%								
Location : Throughout Basement								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Throughout Basement								
Terminal Devices								
Convector/Radiator	100%	Now	$128,600	2052	* *	1	$7,100	
Damaged, Extent : Severe, Area Affected : 100%								
Location : Throughout Due To Major Steam Leak								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Antique Radiators - Original Equipment								
Air Conditioning								
Energy Source								
District Chilled Water	100%			2052	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : District Chilled Water Has Been Piped Into Building For Future Construction								
Plumbing								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific 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
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	$133,800	2052	* *	1		
Corroded, Extent : Moderate, Area Affected : 70%								
Location : Basement Level								
Damaged, Extent : Severe, Area Affected : 100%								
Location : Throughout Due To Major Steam Leak								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Sanitary Piping								
Cast Iron	100%	Now	$198,100	LIFE	* *	1		
Damaged, Extent : Severe, Area Affected : 100%								
Location : Throughout Due To Major Steam Leak								
Storm Drain Piping								
Not Accessible	100%							
Fixtures								
Generic	100%							
Abandoned in Place, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : All Bathrooms								
Explanation : Damaged Due To Major Steam Leak								
Fire Suppression								
Sprinkler								
Generic	100%	Now	$217,400	2062	* *	1-2	$5,900	
Corroded, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Obsolete System Damaged Beyond Repair Due To Major Steam Leak								

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **SNUG HARBOR CULT CNTR/ BOTN GDN BLDG F**		
Address	: **1000 RICHMOND TERRACE**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0024.060 / 2392**	**Yr Built/Renovated**	: **1877 /**
Area Sq Ft	: **26,684**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **05-May-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1**		
Block	: **76** **Lot** : **200**	**BIN**	: **5113026**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$262,400	
Electrical		$146,600
Mechanical		$196,500
Total	**$262,400**	**$343,100**
Importance Code A	$262,400	
Importance Code B		$343,100
Total	**$262,400**	**$343,100**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$47,100	$200		$30,600
Interior Architecture	$83,000	$6,700	$2,200	
Electrical	$800	$800	$900	$44,100
Mechanical	$12,600	$3,600	$4,800	$19,800
Elevators/Escalators	$7,900	$7,900	$7,900	$7,900
Total	**$151,400**	**$19,200**	**$15,800**	**$102,400**
Importance Code A	$47,100	$200		$30,600
Importance Code B	$88,200	$19,000	$14,800	$71,800
Importance Code C	$16,200		$1,100	
Total	**$151,400**	**$19,200**	**$15,800**	**$102,400**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG F
Asset # : 2392

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Iron	3%	Now	$39,400	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%								
Location : All Balconies								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : South And East Elevations								
Explanation : Balconies Attached To Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$16,300	
Masonry: Brick	92%			LIFE	* *	5	$38,300	
Painted Surfaces, Extent : Light, Area Affected : 100%								
Location : Throughout								
Windows								
Aluminum	5%			2040	* *	5	$400	
Wood	95%	Now	$262,400	2057	* *	5	$38,400	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 15%								
Location : Various Elevations								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Metal Cornice	50%			2060	* *	10	$9,100	
Wood Cornice	50%	Now	$7,600	2042	* *	5	$16,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : East And West Elevations								
Roof								
Modified Bitumen	98%			2037	* *	10	$30,600	
Skylight, Metal/Glass	2%			2052	* *	10	$2,100	
Interior								
Floors								
Carpet	25%			2031	$193,200	3	$16,800	
Cast in Place Concrete	15%			LIFE	* *	5	$14,700	
Ceramic Tile	5%			2041	* *	5	$2,200	
Vinyl Tile	20%			2037	* *	3	$3,400	
Wood	35%	Now	$45,600	2047	* *	5	$14,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : First Floor								
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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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 F
Asset # : 2392

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2041	* *	5	$2,200	
Gypsum Board	15%			LIFE	* *	5	$3,900	
Masonry: Brick	10%	4+	$16,200	LIFE	* *			
Worn/Eroded, Extent : Moderate, Area Affected : 15%								
Location : Basement Mechanical Room								
Plaster	70%			LIFE	* *	5	$9,100	
Ceilings								
Gypsum Board	20%			LIFE	* *	5	$11,200	
Plaster	80%	4+	$21,300	LIFE	* *	5	$22,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : 2nd Floor Corridor								
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	100%			2042	* *			
Site Pavements								
On-Site Walkways								
Panel/Paver: Cer/Brk	50%			2040	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Perimeter Moat Area								
Explanation : Brick Pavers								
Slate	50%			LIFE	* *	5		

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	50%			2042	* *	1		
Conduit	50%			2052	* *	1		
Panelboards								
Fused Disc Sw	5%			2048	* *	5		
Molded Case Bkrs	45%			2048	* *	5	$300	
Molded Case Bkrs	50%			2048	* *	5	$400	
Wiring								
Thermoplastic	50%			2052	* *	1		
Thermoplastic	50%			2042	* *	1		
Motor Controllers								
Locally Mounted	70%			2045	* *	5	$100	
Variable Frequency Drive	30%			2045	* *			
Lighting								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG F
Asset # : 2392

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	25%			2032	$111,100	10	$6,900	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : 2nd Floor								
Fluorescent	8%			2032	$35,500	10	$2,200	
Fluorescent	55%			2037	* *	10	$15,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	10%			2032	$49,100	2	$100	
LED	2%			2037	* *			
Egress Lighting								
Emergency, Battery	10%			2037	* *	10	$700	
Emergency, Battery	40%			2027	$19,600	10	$2,900	
Exit, LED	10%			2060	* *	1		
Exit, Service	40%			2027	$5,000	1		
Exterior Lighting								
HID	5%			2032	$6,100	10		
LED	5%			2037	* *			
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	$14,700	1	$3,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Surveillance Cameras								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2032	$20,200	1-3	$4,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building L								
Explanation : Steam From Power House								

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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
Heating								
Conversion Equipment								
Heat Exchanger, Shell & Tube	100%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit								
Distribution								
Hot Wtr Piping/Pump	100%	Now	$6,400	2040	* *	4	$1,500	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : 1st And 2nd Floor Bathrooms Heating System								
Terminal Devices								
Air Handler	60%			2040	* *	1	$11,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Units Do Heating And Cooling								
Convector/Radiator	40%			2030	$95,500	1	$3,900	
Air Conditioning								
Energy Source								
District Chilled Water	25%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 25%								
Location : Building L								
Explanation : Chilled Water From Adjacent Building								
Electricity	75%			2040	* *	1		
Conversion Equipment								
Campus Chilled Water	25%			2035	* *			
Other Observation, Extent : Light, Area Affected : 25%								
Location : Building L								
Explanation : Chilled Water From Adjacent Building								
Window/Wall Unit	10%			2027	$11,100	1		
No Component	65%							
Distribution								
CW & CHW Wtr Pipe/Pump	25%			2052	* *	4	$600	
No Component	75%							
Terminal Devices								
Air Handler/Cool/Ht	15%	Now	$600	2032	$29,700	1	$2,500	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Units In The Attic Have Broken Motors								
Fan Coil - 2 Pipe	10%			2032	$31,200	1	$1,000	
Other Observation, Extent : N/A, Area Affected : 10%								
Location : 1st Floor								
Explanation : 8 Units								
No Component	75%							
Ventilation								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG F
Asset # : 2392

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2-5	$4,200	
No Component	75%							
Exhaust Fans								
Interior	35%			2040	* *	2	$300	
No Component	65%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks								
Electric	100%			2030	$23,100	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2032	$5,200	4	$800	
Backflow Preventer								
No Component	50%							
Generic	50%			2037	* *	1	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Sprinkler Fire Service								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement - 2nd Floor								
Explanation : 1 Passenger Unit And 1 Freight Unit								
Fire Suppression								
Standpipe								
Generic	100%			2042	* *	1-5	$15,600	
Sprinkler								
Generic	25%			2032	$100,900	1-2	$2,100	
Generic	75%			2052	* *	1-2	$6,300	
Chemical System								
No Component	90%							
Generic	10%			2030	$8,000	1-3	$8,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Kitchen								
Explanation : 3 Sets								

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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **SNUG HARBOR CULT CNTR/ BOTN GDN BLDG G**		
Address	: **1000 RICHMOND TERRACE**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0024.070 / 2413**	**Yr Built/Renovated**	: **1855 / 2013**
Area Sq Ft	: **36,760**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **10-May-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2,Att**		
Block	: **76** **Lot** : **200**	**BIN**	: **5113026**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$864,300	$725,600
Interior Architecture		$596,500
Electrical		$670,100
Total	**$864,300**	**$1,992,200**
Importance Code A	$864,300	$782,400
Importance Code B		$1,209,800
Total	**$864,300**	**$1,992,200**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$36,500	$5,600		$15,000
Interior Architecture	$55,400	$31,300	$6,400	$4,600
Electrical	$35,900	$100	$400	$61,900
Mechanical	$6,900	$5,700	$9,900	$38,300
Site Enclosure	$13,200			
Site Pavements	$5,800			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$157,700**	**$46,600**	**$20,700**	**$123,700**
Importance Code A	$36,500	$5,600		$15,000
Importance Code B	$98,500	$41,000	$20,600	$108,800
Importance Code C	$22,700			
Total	**$157,700**	**$46,600**	**$20,700**	**$123,700**

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG G
Asset # : 2413

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$23,000	
Masonry: Brick	90%	0-2	$85,100	LIFE	* *	5	$52,900	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Painted Surfaces, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Wood	5%	Now	$62,100	2037	* *	5	$7,300	
Paint Peeling, Extent : Moderate, Area Affected : 90%								
Location : G - C Hyphen								
Split/Cracked, Extent : Moderate, Area Affected : 30%								
Location : G - C Hyphen								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : G - C Hyphen								
Windows								
Metal Louvers	2%			2041	* *	10	$2,200	
Wood	98%	Now	$600,200	2057	* *	5	$87,900	
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : G - C Hyphen								
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hyphen - Interconnecting Corridor								
Explanation : Hyphen Is An Exterior Interconnecting Corridor Between Buildings								
Parapets								
Metal Cornice	40%			2035	* *	10	$5,600	
Metal Rail	10%	Now	$2,900	2045	* *	5	$3,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Hyphens G - F And G - H, Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Hyphens G - F And G - H								
Wood Cornice	50%	Now	$29,500	2042	* *	5	$12,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : South Wing, Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Throughout								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG G
Asset # : 2413

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Copper/Terne	15%			2060	* *	10	$14,600	
Modified Bitumen	10%	Now	$4,200	2032	$41,600			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%								
Location : Hyphens G - C								
Single Ply Membrane	75%	Now	$117,000	2032	$584,800			
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Hyphens G - F And G - H Throughout								
Seams Open/Split, Extent : Moderate, Area Affected : 20%								
Location : Hyphens G - F And G - H Throughout								
Soffits								
Wood	100%			2037	* *	5	$29,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Breezeway On North Side Of Building								
Explanation : Underside Of Breezeway								
Interior								
Floors								
Carpet	10%			2028	$127,300	3	$11,100	
Cast in Place Concrete	10%	Now	$12,200	LIFE	* *	5	$16,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Ceramic Tile	10%			2041	* *	5	$7,400	
Vinyl Tile	30%			2032	$596,500	3	$8,300	
Wood	40%			2060	* *	5	$55,300	
Interior Walls								
Gypsum Board	25%			LIFE	* *	5	$9,700	
Masonry: Brick	10%			LIFE	* *			
Plaster	55%	2-4	$16,900	LIFE	* *	5	$10,700	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Wood	10%			LIFE	* *	5	$25,900	
Ceilings								
AcousTileConcealSpLn	10%			2037	* *	5	$9,200	
Exposed Struc: Wood	10%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Exposed Floor Joists								
Gypsum Board	20%			LIFE	* *	5	$18,400	
Plaster	60%	Now	$26,300	LIFE	* *	5	$27,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Attic								
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%	Now	$13,200	2042	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Moat Area On Southwest Corner Of Building								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG G
Asset # : 2413

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Asphalt	25%			2035	* *			
Masonry: Brick	30%	Now	$1,900	2042	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Moat Areas								
Slate	35%			LIFE	* *	5	$1,300	
Steel Grating	10%	Now	$3,900	2042	* *	1		
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : North And South Sides Of Building								
Explanation : These Are Actually Steel Egress Stairs Located At The Hyphens								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$56,800	3	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four Main Service Disconnect Switches Rated At 600 Amperes Each								
Transformers								
Dry Type	100%			2030	$165,500	3	$300	
Feeders								
Cable	100%			2031	$19,900	1		
Raceway								
Conduit	100%			2032	$47,900	1		
Under 600 Volts								
Transformers								
Dry Type	100%			2030	$26,100	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 75 Kilovolt-ampere								
Switchgear / Switchboard								
Fused Disc Sw	80%			2032	$76,200	5	$100	
Fused Disc Sw	20%			2052	* *	5		
Raceway								
Conduit	80%			2032	$32,200	1		
Conduit	20%			2052	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG G
Asset # : 2413

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2031	$2,900	5		
Fused Knife Sw	5%	0-2	$2,900	2057	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	65%			2031	$38,000	5	$600	
Molded Case Bkrs	25%			2048	* *	5	$200	
Wiring								
Braided Cloth	40%	2-4	$22,800	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	25%			2052	* *	1		
Thermoplastic	35%			2032	$19,900	1		
Motor Controllers								
Locally Mounted	50%			2037	* *	5	$100	
Variable Frequency Drive	50%			2045	* *			
Ground								
Grounding Devices								
Generic	100%	2-4	$10,200	LIFE	* *	5	$500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	45%			2032	$245,800	10	$15,200	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2032	$27,300	10	$1,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways								
Fluorescent	35%			2037	* *	10	$11,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	10%			2032	$60,400	2	$100	
LED	5%			2037	* *			
Egress Lighting								
Emergency, Battery	40%			2027	$24,100	10	$3,500	
Emergency, Battery	10%			2037	* *	10	$900	
Exit, LED	10%			2060	* *	1		
Exit, Battery	40%			2027	$20,300	10	$1,000	
Exterior Lighting								
HID	10%			2032	$16,800	10		
No Component	90%							
Alarm								

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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 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
Alarm								
Fire/Smoke Detection								
No Component	70%							
Under Construction	30%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building L								
Explanation : Steam From Power House								
Distribution								
Steam Piping/Pump	100%			2042	* *			
Terminal Devices								
Air Handler	60%			2037	* *	1	$13,600	
Convector/Radiator	35%			2045	* *	1	$4,200	
Unit Heater - Steam	5%			2032	$10,200	4	$300	
Air Conditioning								
Energy Source								
District Chilled Water	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building L								
Explanation : Chilled Water From Power House								
Conversion Equipment								
Window/Wall Unit	20%			2027	$27,200	1		
No Component	80%							
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2042	* *	4	$1,800	
Terminal Devices								
Air Handler/Cool/Ht	100%			2037	* *	1	$22,700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$20,500	
Exhaust Fans								
Interior	90%			2037	* *	2	$1,000	
Wall Unit	10%			2037	* *	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG G
Asset # : 2413

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2042	* *	1-5	$19,200	
Sprinkler								
Generic	100%			2042	* *	1-2	$10,300	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **SNUG HARBOR CULT CNTR/ BOTN GDN BLDG H - VISITORS CENTER**		
Address	: **1000 RICHMOND TERRACE**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0024.080 / 2393**	**Yr Built/Renovated**	: **1876 / 2000**
Area Sq Ft	: **26,684**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **05-May-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,Att**		
Block	: **76** **Lot** : **200**	**BIN**	: **5113026**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$273,800	$248,000
Interior Architecture	$370,400	
Mechanical		$536,200
Total	**$644,200**	**$784,200**
Importance Code A	$273,800	$451,500
Importance Code B	$370,400	$332,700
Total	**$644,200**	**$784,200**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$74,800			$1,700
Interior Architecture	$84,700	$5,900	$1,100	$300
Electrical		$300		$81,700
Mechanical	$2,800	$2,100	$2,800	$29,800
Site Pavements	$3,700			
Total	**$166,000**	**$8,300**	**$3,900**	**$113,500**
Importance Code A	$75,500		$700	$1,700
Importance Code B	$71,800	$8,300	$3,200	$111,700
Importance Code C	$18,700			
Total	**$166,000**	**$8,300**	**$3,900**	**$113,500**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG H - VISITORS CENTER
Asset # : 2393

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Iron	3%	0-2	$39,700	LIFE	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : South And West Elevations								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : South And West Elevations								
Explanation : These Are Exterior Balconies Attached To The Walls								
Masonry: Brick	92%			LIFE	* *	5	$38,600	
Painted Surfaces, Extent : Light, Area Affected : 90%								
Location : All Elevations								
Masonry: Granite	5%			LIFE	* *	5	$1,600	
Windows								
Wood	100%	0-2	$273,800	2057	* *	5	$40,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 70%								
Location : Throughout And Exterior Of Windows								
Dry Rot/Decay, Extent : Moderate, Area Affected : 5%								
Location : Interior								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Metal Rail	5%			2037	* *	5-10	$2,800	
Wood Cornice	95%	Now	$35,100	2042	* *	5	$17,200	
Dry Rot/Decay, Extent : Moderate, Area Affected : 20%								
Location : Roof Perimeter								
Paint Peeling, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Roof								
Modified Bitumen	98%			2032	$248,000	10	$23,200	
Skylight, Metal/Glass	2%			2052	* *	10	$1,600	
Soffits								
Exposed Struc: Concrete	100%			LIFE	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : North Side Of Building								
Explanation : Breezeway Soffit								
Interior								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG H - VISITORS CENTER
Asset # : 2393

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	15%			2031	$111,400	3	$9,700	
Ceramic Tile	5%			2041	* *	5	$2,100	
Panel/Paver: Cer/Brk	15%	4+	$12,000	2040	* *	5	$7,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Vinyl Tile	30%			2037	* *	3	$4,800	
Vinyl Tile 9" X 9"	5%	Now	$7,400	2027	$370,400	3	$800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Stair Landings								
Wood	30%	4+	$37,600	2060	* *	5	$12,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Various Areas								
Interior Walls								
Gypsum Board	15%			LIFE	* *	5	$3,800	
Masonry: Fieldstone	10%			LIFE	* *			
Plaster	75%	Now	$15,000	LIFE	* *	5	$9,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stairwell To Basement								
Ceilings								
AcousTileSusp.Lay-In	5%			2045	* *	5	$2,100	
Exposed Struc: Wood	45%			LIFE	* *			
Plaster	50%	Now	$12,800	LIFE	* *	5	$13,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stairwell To Basement								
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	100%			2042	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	5%			2037	* *			
Masonry: Brick	80%			2042	* *			
Slate	10%	Now	$2,500	LIFE	* *	5	$200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : South Side Of Building								
Steel Grating	5%	Now	$1,200	2042	* *	1		
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Cast Iron Entry Stairs Located On South Elevation								
Parking/Driveway								
Asphalt	100%			2035	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG H - VISITORS CENTER
Asset # : 2393

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	80%			2042	* *	1		
Conduit	20%			2052	* *	1		
Panelboards								
Fused Disc Sw	5%			2040	* *	5		
Molded Case Bkrs	75%			2040	* *	5	$500	
Molded Case Bkrs	20%			2048	* *	5	$100	
Wiring								
Thermoplastic	80%			2042	* *	1		
Thermoplastic	20%			2052	* *	1		
Lighting								
Interior Lighting								
Fluorescent	85%			2037	* *	10	$20,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% *Location : Throughout The Building*								
Fluorescent	3%			2037	* *	10	$700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100% *Location : 1st Floor*								
Incandescent	10%			2027	$43,900	2	$100	
LED	2%			2037	* *			
Egress Lighting								
Emergency, Battery	50%			2037	* *	10	$3,200	
Exit, Battery	50%			2037	* *	10	$900	
Exterior Lighting								
HID	10%			2027	$12,200	10		
No Component	90%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Under Construction	30%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	70%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100% *Location : Building L* *Explanation : Steam From Power House*								
Electricity	30%			2052	* *	1		
Conversion Equipment								
Radiant Heater	30%			2032	$203,500	2	$3,700	
No Component	70%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific 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
Heating								
Distribution								
Steam Piping/Pump	100%			2042	* *			
Terminal Devices								
Convector/Radiator	70%			2030	$44,800	1	$6,000	
No Component	30%							
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Window/Wall Unit	25%			2027	$24,700	1		
No Component	75%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2030	$332,700	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2052	* *	1-5	$13,500	
Sprinkler								
Generic	100%			2042	* *	1-2	$7,500	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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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 : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **SNUG HARBOR CULT CNTR/ BOTN GDN BLDG K - MATRONS HOUSE**
Address : **1000 RICHMOND TERRACE**
Borough : **STATEN ISLAND**
Program / Asset # : **DCA0024.100 / 2242**
Area Sq Ft : **4,500**
Date of Survey : **03-May-2021**
Areas Surveyed : **Basement, Roof, Floors 1,2,Att**
Block : **76** **Lot** : **200**
Agency's Number : **N/A**
Yr Built/Renovated : **1894 / 2013**
Project Type : **CULTURAL AFFAIRS**
Landmark Status : **NONE**
BIN :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$85,000	
Mechanical	$58,600	$97,600
Site Pavements	$55,200	
Total	**$198,800**	**$97,600**
Importance Code A	$85,000	
Importance Code B	$58,600	$97,600
Importance Code C	$55,200	
Total	**$198,800**	**$97,600**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$9,900			$31,400
Interior Architecture	$44,000		$200	
Electrical				$900
Mechanical	$6,900	$200	$500	$200
Site Pavements	$5,500	$100	$100	$700
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$70,100**	**$4,300**	**$4,700**	**$37,100**
Importance Code A	$16,300	$200	$200	$31,600
Importance Code B	$40,900	$4,000	$4,400	$4,800
Importance Code C	$13,000	$100	$100	$700
Total	**$70,100**	**$4,300**	**$4,700**	**$37,100**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG K - MATRONS HOUSE
Asset # : 2242

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$5,700	
Masonry: Brick	90%			LIFE	* *	5	$13,200	
Painted Surfaces, Extent : Light, Area Affected : 100%								
Location : Throughout								
Metal: Cage/Fence	5%			2037	* *	5	$3,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : East And West Elevations								
Explanation : This Is Actually A Fire Escape Assembly								
Windows								
Wood	100%	Now	$85,000	2057	* *	5	$12,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Roof								
Copper/Terne	100%			2047	* *	10	$29,800	
Soffits								
Wood	100%	Now	$9,900	2037	* *	5	$1,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Front Entrance Porch								
Interior								
Floors								
Ceramic Tile	5%			2041	* *	5	$300	
Wood	95%	Now	$34,900	2047	* *	5	$5,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout first Floor								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Various Areas								
Interior Walls								
Gypsum Board	85%			LIFE	* *	5	$4,100	
Masonry: Brick	10%	4+	$7,500	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Masonry: Fieldstone	5%			LIFE	* *			

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG K - MATRONS HOUSE
Asset # : 2242

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Struc: Wood	25%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Exposed Wood Floor Joists								
Gypsum Board	75%	Now	$1,600	LIFE	* *	5	$5,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : First Floor								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	25%			2037	* *			
Pavers/Stone	50%	Now	$4,800	2035	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Various								
Wood	25%			2027	$55,200	1-3	$3,300	

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Main Service Disconnect Switch Rated At 200 Amperes								
Transformers								
Dry Type	100%			2045	* *	5		
Raceway								
Conduit	100%			2052	* *	1		
Panelboards								
Molded Case Bkrs	100%			2048	* *	5	$100	
Wiring								
Thermoplastic	100%			2052	* *	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	5%			2037	* *	10	$200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Hallways								
Incandescent	95%			2037	* *	2	$100	
Egress Lighting								
Emergency, Battery	50%			2037	* *	10	$500	
Exit, Battery	50%			2037	* *	10	$100	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG K - MATRONS HOUSE
Asset # : 2242

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
Incandescent	10%			2037	* *	2		
No Component	90%							
Alarm								
Fire/Smoke Detection								
Under Construction	100%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2052	* *	1		
Conversion Equipment								
Furnace	100%	Now	$6,400	2037	* *	1	$1,900	
Malfunctioning, Extent : Severe, Area Affected : 75%								
Location : 3 Of 4 Units Not Working								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 4 Units								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$2,300	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Split Unit	100%	Now	$58,600	2032	$97,600			
Malfunctioning, Extent : Severe, Area Affected : 75%								
Location : 3 Of 4 Units Not Working								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : On Side Of The Building								
Explanation : 4 Units. R-410a								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	* *	1		
Water Heater With Tanks								
Electric	100%	Now	$500	2032	$23,100	4		
Broken, Extent : Severe, Area Affected : 100%								
Location : Basement								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126

SNUG HARBOR CULT CNTR/ BOTN GDN BLDG K - MATRONS HOUSE

Asset # : 2242

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 1 Unit								
Explanation : Not Operational								

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **SNUG HARBOR CULT CNTR/ BOTN GDN BLDG L - POWER PLANT**		
Address	: **1000 RICHMOND TERRACE**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0024.110 / 2394**	**Yr Built/Renovated**	: **1901 / 2013**
Area Sq Ft	: **9,240**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **03-May-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **76** **Lot** : **200**	**BIN**	: **5113026**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$146,600	
Electrical	$124,400	$1,856,600
Mechanical		$168,100
Total	**$271,000**	**$2,024,800**
Importance Code A	$146,600	$120,300
Importance Code B	$124,400	$1,904,400
Total	**$271,000**	**$2,024,800**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$60,600	$400		$3,100
Interior Architecture	$85,000			
Electrical	$19,700	$100	$100	$13,900
Mechanical	$16,300	$27,400	$2,000	$10,800
Site Pavements	$22,100			
Total	**$203,700**	**$27,800**	**$2,000**	**$27,800**
Importance Code A	$61,400	$1,200	$800	$4,000
Importance Code B	$109,900	$26,600	$1,200	$23,800
Importance Code C	$32,400			
Total	**$203,700**	**$27,800**	**$2,000**	**$27,800**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG L - POWER PLANT
Asset # : 2394

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$9,000	
Masonry: Brick	95%	Now	$87,500	LIFE	* *	5	$21,800	
Paint Peeling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 15%								
Location : North Facade								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Corners								
Windows								
Metal Louvers	2%			2035	* *	10	$400	
Steel	20%	Now	$28,300	2057	* *	5	$4,000	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Wood	78%	Now	$59,100	2057	* *	5	$12,600	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	10%	Now	$1,900	LIFE	* *	5	$400	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	40%	Now	$5,300	LIFE	* *	5	$200	
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Corners								
Wood Cornice	50%	Now	$1,800	2042	* *	5	$1,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Throughout								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG L - POWER PLANT
Asset # : 2394

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	25%	Now	$23,300	2042	* *			
Air/Water Blisters, Extent : Moderate, Area Affected : 30%								
Location : Flat Section								
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : Flat Section								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Flat Section								
Copper/Terne	75%			2060	* *	10	$15,300	
Soffits								
Wood	100%			2037	* *	5	$6,300	
Interior								
Floors								
Cast in Place Concrete	80%	4+	$16,400	LIFE	* *	5	$21,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Wood	20%	Now	$43,000	2060	* *	5	$2,300	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%								
Location : Throughout Stairs								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$300	
Recent Construction, Extent : N/A, Area Affected : 50%								
Location : 2nd Floor Electrical Room								
Masonry: Brick	10%	4+	$2,600	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Plaster	78%	Now	$6,500	LIFE	* *	5	$1,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
SGFT/Glazed Masonry	2%	Now	$1,200	LIFE	* *			
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Boiler Room								
Ceilings								
Exposed Struc: Concrete	15%			LIFE	* *	5	$200	
Exposed Struc: Steel	20%			LIFE	* *			
Masonry: Infill Arch	30%	Now	$10,400	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Plaster	35%	Now	$5,000	LIFE	* *	5	$2,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Stairwell And 2nd Floor								
Site Enclosure								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG L - POWER PLANT
Asset # : 2394

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Masonry: Brick	100%			2052	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : East Side Of Building								
Explanation : This Is An Enclosure For The Cooling Tower								
Site Pavements								
On-Site Walkways								
Slate	100%	Now	$6,400	LIFE	* *	5	$1,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : South Side Of Building								
Parking/Driveway								
Asphalt	100%	Now	$15,700	2035	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Parking Area								
Potholes, Extent : Moderate, Area Affected : 10%								
Location : West Side Of Building By Entrance								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$56,800	3		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : No Nameplate Rating								
Explanation : Electrical Room								
Transformers								
Dry Type	100%			2030	$375,100	3	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Second Floor								
Explanation : Two 750 Kilovolt Ampere								
Feeders								
Cable	100%			2031	$30,900	1		
Raceway								
Conduit	100%			2032	$47,900	1		
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2032	$63,500	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Second Floor Electrical Room								
Explanation : Two Main Service Switches Rated At 1600 Amperes.								
Transformers								
Dry Type	100%			2030	$64,900	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor Electrical Room								
Explanation : Two 75 Kilovolt-ampere, One 25 Kilovolt-ampere, One 45 Kilovolt Ampere								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG L - POWER PLANT
Asset # : 2394

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	$607,600	5	$200	
Raceway								
Conduit	20%			2042	* *	1		
Conduit	80%			2032	$613,700	1		
Panelboards								
Fused Disc Sw	10%			2040	* *	5		
Fused Toggle Switch	10%	2-4	$9,300	2057	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100% *Location : 1st Floor*								
Molded Case Bkrs	10%			2040	* *	5		
Molded Case Bkrs	70%			2031	$65,300	5	$200	
Wiring								
Braided Cloth	50%	2-4	$10,300	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100% *Location : Throughout The Building*								
Thermoplastic	20%			2042	* *	1		
Thermoplastic	30%			2032	$6,200	1		
Motor Controllers								
Locally Mounted	10%			2037	* *	5		
Motor Control Center	90%			2037	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	90%			2027	$124,400	10	$6,800	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100% *Location : Throughout The Building*								
Fluorescent	5%			2032	$6,900	10	$400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% *Location : Chiller Room*								
Fluorescent	2%			2032	$2,800	10	$200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100% *Location : Basement*								
Incandescent	3%			2027	$2,600	2		
Egress Lighting								
Emergency, Service	50%			2027	$2,500	1		
Exit, Service	50%			2027	$1,700	1		
Exterior Lighting								
LED	10%			2032	$4,800			
No Component	90%							
Lightning Protection								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG L - POWER PLANT
Asset # : 2394

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lightning Protection								
Arresters/Cabling								
Generic	100%			2035	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : On Chimney Stack								
Explanation : Copper								
Alarm								
Fire/Smoke Detection								
Under Construction	100%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Conversion Equipment								
Steam Boiler	100%			2045	* *	1	$8,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 5 Boilers Supplying Steam To Adjacent Buildings.								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	$11,300	2042	* *	4	$400	
Corroded, Extent : Severe, Area Affected : 10%								
Location : Steam Piping, Basement								
Insul. Deteriorating, Extent : Light, Area Affected : 30%								
Location : Boiler Room And Basement								
Terminal Devices								
Convector/Radiator	100%			2030	$65,600	1	$2,700	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	98%			2041	* *	1	$8,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Ac Room								
Explanation : 4 Units. Providing Chilled Water To Other Nearby Buildings								
Window/Wall Unit	2%			2025	$600	1		
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2052	* *	4	$600	
Heat Rejection								
Water Cooling Tower	100%			2033	$40,600	2	$8,300	
Ventilation								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG L - POWER PLANT
Asset # : 2394

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	30%			2027	$4,700	2	$100	
Wall Unit	70%			2027	$2,400	2	$200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2030	$102,500	1		
Water Heater With Tanks								
Electric	100%	Now	$500	2025	$23,100	4		
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Sanitary Piping								
Cast Iron	100%	0-2	$2,000	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2024	$300	4	$300	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Light, Area Affected : 100%								
Location : 1st Floor								

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **SNUG HARBOR CULT CNTR/ BOTN GDN BLDG N - EDUCATION CENTER**		
Address	: **1000 RICHMOND TERRACE**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0039.030 / 2243**	**Yr Built/Renovated**	: **1880 /**
Area Sq Ft	: **1,800**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **03-May-2021**	**Landmark Status**	: **EXTERIOR LANDMARK**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **76** **Lot** : **200**	**BIN**	: **5113026**

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture		$2,900		$500
Interior Architecture		$800	$100	$1,000
Electrical				
Mechanical	$900	$100	$700	$8,600
Site Pavements	$1,200			$11,500
Total	**$2,200**	**$3,800**	**$700**	**$21,600**
Importance Code A		$2,900		$500
Importance Code B	$900	$900	$700	$9,600
Importance Code C	$1,200			$11,500
Total	**$2,200**	**$3,800**	**$700**	**$21,600**

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 N - EDUCATION CENTER

Asset # : 2243

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	$3,300	
Painted Surfaces, Extent : Light, Area Affected : 100%								
Location : Throughout								
Pre-Cast Concrete	5%			LIFE	* *	5	$600	
Wood	5%			2037	* *	5	$900	
Windows								
Wood	100%			2040	* *	5	$5,900	
Roof								
Slate	100%			LIFE	* *			
Soffits								
Wood	100%			2037	* *	5		
Interior								
Floors								
Ceramic Tile	5%			2041	* *	5	$100	
Quarry Tile	45%			2045	* *	5	$1,500	
Wood	50%			2047	* *	5	$2,000	
Interior Walls								
Gypsum Board	20%			LIFE	* *	5	$400	
Marble Panels	5%			LIFE	* *			
SGFT/Glazed Masonry	10%			LIFE	* *			
Wood	65%			LIFE	* *	5	$9,600	
Ceilings								
AcousTileSusp.Lay-In	15%			2045	* *	5	$100	
Plaster	10%			LIFE	* *	5	$100	
Wood	75%			LIFE	* *	5	$6,400	
Site Pavements								
On-Site Walkways								
Pavers/Stone	85%	Now	$1,100	2041	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Path On North Side Of Building								
Wood	15%			2027	$11,400	1-3	$600	

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2042	* *	1		
Panelboards								
Molded Case Bkrs	100%			2040	* *	5		
Wiring								
Thermoplastic	100%			2042	* *	1		
Motor Controllers								
Locally Mounted	100%			2037	* *	5		
Ground								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126

SNUG HARBOR CULT CNTR/ BOTN GDN BLDG N - EDUCATION CENTER

Asset # : 2243

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	10%			2032	$2,200	10	$200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Incandescent	90%			2032	$22,600	2		
Egress Lighting								
Emergency, Battery	50%			2032	$1,600	10	$200	
Exit, Battery	50%			2032	$1,100	10	$100	
Exterior Lighting								
Incandescent	10%			2032	$1,000	2		
No Component	90%							
Alarm								
Fire/Smoke Detection								
Under Construction	100%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building L								
Explanation : Steam From Power House								
Distribution								
Steam Piping/Pump	100%			2042	* *			
Terminal Devices								
Fan Coil Unit/Heat	100%			2032	$47,800	1	$600	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Split Unit	100%			2037	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : 1 Unit, R-410a								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$2,300	
Ventilation								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126

SNUG HARBOR CULT CNTR/ BOTN GDN BLDG N - EDUCATION CENTER

Asset # : 2243

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	100%	Now	$900	2027	$8,600	2		
Broken, Extent : Severe, Area Affected : 100%								
Location : Bathroom Ceiling								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **SNUG HARBOR CULT CNTR/ BOTN GDN BLDG P**		
Address	: **1000 RICHMOND TERRACE**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0024.150 / 2395**	**Yr Built/Renovated**	: **1920 / 2006**
Area Sq Ft	: **20,000**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **03-May-2021**	**Landmark Status**	: **EXTERIOR LANDMARK**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3**		
Block	: **76** **Lot** : **200**	**BIN**	: **5113026**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Mechanical		$640,000
Total		**$640,000**
Importance Code A		$253,300
Importance Code B		$386,700
Total		**$640,000**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$57,800			$14,400
Interior Architecture	$15,500	$11,700	$1,600	
Electrical		$100		$19,400
Mechanical	$14,000	$3,600	$8,600	$22,000
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$91,300**	**$19,400**	**$14,200**	**$59,700**
Importance Code A	$58,900	$1,100	$1,100	$15,500
Importance Code B	$23,100	$18,300	$12,300	$44,200
Importance Code C	$9,300		$800	
Total	**$91,300**	**$19,400**	**$14,200**	**$59,700**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG P
Asset # : 2395

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	* *	5	$22,100	
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : Front Elevation								
Masonry: Limestone	10%	0-2	$26,600	LIFE	* *	5	$2,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Base Of Building								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : Base Of Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Base Of Building								
Explanation : This Is Actually A Natural Bluestone Or Slate Material								
Metal Panel	10%			2052	* *	5-10	$21,700	
Pre-Cast Concrete	10%			LIFE	* *	5	$10,300	
Windows								
Wood	100%			2048	* *	5	$65,400	
Parapets								
Metal Cornice	95%			2047	* *	10	$7,200	
Metal Rail	5%			2037	* *	5-10	$2,100	
Roof								
Clay Tile	80%	Now	$9,500	2052	* *			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Main Roof								
Metal Panel	10%	Now	$3,700	2045	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Sunroom Addition								
Panel/Paver: Cer/Brk	5%	Now	$3,400	2042	* *			
Vegetation Growth, Extent : Moderate, Area Affected : 35%								
Location : Rear Portico Roof								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Rear Portico Roof								
Skylight, Metal/Glass	5%			2052	* *	10	$3,900	
Soffits								
Stucco Cement	100%	Now	$14,700	2037	* *	5	$2,000	
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Rear Portico Soffit								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Rear Portico Soffit								
Explanation : Painted Bitumen Sheeting Is Peeling Away From The Underside Of The Soffit								
Interior								
Floors								
Cast in Place Concrete	65%			LIFE	* *	5	$47,300	
Ceramic Tile	5%			2041	* *	5	$1,700	
Quarry Tile	5%			2045	* *	5	$2,500	
Vinyl Tile	15%			2037	* *	3	$1,900	
Wood	10%			2060	* *	5	$6,200	

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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 P
Asset # : 2395

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2041	* *	5	$1,600	
Gypsum Board	95%	Now	$9,300	LIFE	* *	5	$18,500	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : First Floor In Sunroom Addition And Third Floor Exterior Wall								
Ceilings								
AcousTileSusp.Lay-In	40%			2045	* *	5	$13,300	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	50%	Now	$6,200	LIFE	* *	5	$20,800	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : First Floor In Sunroom Addition And Third Floor Exterior Wall								
Wood	5%			LIFE	* *	5	$14,600	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	5%			2045	* *			
Panel/Paver: Bluestone	95%			LIFE	* *	5		

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 400 Amperes								
Transformers								
Dry Type	100%			2045	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 75 Kilovolt-ampere								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2052	* *	5	$500	
Raceway								
Conduit	100%			2052	* *	1		
Panelboards								
Fused Disc Sw	5%			2048	* *	5		
Molded Case Bkrs	95%			2048	* *	5	$500	
Wiring								
Thermoplastic	100%			2052	* *	1		
Motor Controllers								
Locally Mounted	100%			2045	* *	5	$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG P
Asset # : 2395

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	30%			2037	* *	10	$6,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Offices								
Fluorescent	45%			2037	* *	10	$9,200	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2037	* *	10	$1,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Galleries And Hallways								
Incandescent	15%			2037	* *	2	$100	
LED	5%			2037	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby								
Explanation : LEDs Observed								
Egress Lighting								
Emergency, Battery	50%			2037	* *	10	$2,700	
Exit, LED	45%			2060	* *	1		
Exit, Battery	5%			2037	* *	10	$100	
Exterior Lighting								
HID	10%			2037	* *	10		
No Component	90%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Under Construction	30%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2030	$253,300	1	$11,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room - Basement								
Explanation : 3 Units								
Distribution								
Hot Wtr Piping/Pump	100%			2040	* *	4	$1,600	
Terminal Devices								
Air Handler	50%			2032	$224,300	1	$6,900	
Convector/Radiator	50%			2037	* *	1	$3,600	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG P
Asset # : 2395

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Split Unit	10%			2032	$56,600			
Other Observation, Extent : N/A, Area Affected : 10%								
Location : On Side Of The Building								
Explanation : 1 Unit, R-410a								
No Component	90%							
Terminal Devices								
Air Handler/Cool/Ht	100%			2037	* *	1	$13,800	
Heat Rejection								
Air Cooled Condenser Unit	100%			2032	$6,900	2	$15,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$12,400	
Exhaust Fans								
Interior	100%			2032	$105,700	2	$700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2027	$18,300	2		
Sanitary Piping								
Cast Iron	100%	Now	$6,000	LIFE	* *	1		
Other Observation, Extent : Light, Area Affected : 10%								
Location : Throughout								
Explanation : Drains Not Primed Causing Odors								
Sump Pump(s)								
Non-Submersible	100%			2032	$4,300	4	$600	
Sewage Ejector(s)								
Electric	100%			2032	$11,200	4	$1,200	
Backflow Preventer								
Generic	100%			2037	* *	1	$1,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit								

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **SNUG HARBOR CULT CNTR/ BOTN GDN BLDG R - GREAT HALL**		
Address	: **1000 RICHMOND TERRACE**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0024.170 / 2396**	**Yr Built/Renovated**	: **1916 /**
Area Sq Ft	: **12,480**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **05-May-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **76** **Lot** : **200**	**BIN**	: **5113026**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$68,200	$51,600
Electrical		$416,600
Mechanical	$477,900	$419,400
Total	**$546,100**	**$887,600**
Importance Code A	$68,200	$108,400
Importance Code B	$477,900	$779,200
Total	**$546,100**	**$887,600**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$101,100			$20,100
Interior Architecture	$10,400	$19,400	$1,600	
Electrical	$200	$200	$200	$4,600
Mechanical	$2,900	$2,700	$3,900	$2,200
Site Pavements				
Total	**$114,600**	**$22,200**	**$5,700**	**$26,800**
Importance Code A	$101,100			$20,100
Importance Code B	$13,500	$22,200	$5,400	$6,700
Importance Code C			$400	
Total	**$114,600**	**$22,200**	**$5,700**	**$26,800**

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG R - GREAT HALL
Asset # : 2396

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	$46,800	LIFE	* *	5	$29,100	
Vertical Cracks, Extent : Moderate, Area Affected : 2%								
Location : Above Various Window Lintels								
Masonry: Granite	2%			LIFE	* *	5	$600	
Masonry: Marble	18%	Now	$68,200	LIFE	* *	5	$5,600	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : North Facade And Perimeter Facia Band								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : North Facade								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : North Facade And Perimeter Facia Band								
Metal Panel	10%	Now	$5,400	2042	* *	5	$7,800	
Deformed/Dented, Extent : Moderate, Area Affected : 20%								
Location : Hyphen Between Great Hall And F Building								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Hyphen Between Great Hall And F Building								
Windows								
Wood	20%	Now	$16,200	2040	* *	5	$10,300	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Hyphen To F Building								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Hyphen To F Building								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Hyphen To F Building								
Wood	80%	Now	$23,500	2040	* *	5	$41,300	
Split/Cracked, Extent : Moderate, Area Affected : 20%								
Location : Lower Window Sashes Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Parapets								
Masonry: Brick	80%	Now	$5,200	LIFE	* *	5	$800	
Efflorescence, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : West Parapet								
Masonry: Marble	20%	Now	$4,100	LIFE	* *	5	$300	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : North Facade								
Roof								
Modified Bitumen	100%			2037	* *	10	$20,100	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG R - GREAT HALL
Asset # : 2396

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Metal: Cage/Fence	100%			2037	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Entrance Path Located On South Side Of Building								
Explanation : This Is Actually A Vinyl Covered Metal Framed Canopy								
Interior								
Floors								
Carpet	15%			2031	$65,900	3	$5,700	
Cast in Place Concrete	5%			LIFE	* *	5	$2,800	
Ceramic Tile	10%			2041	* *	5	$2,500	
Panel/Paver: Cer/Brk	35%			2040	* *	5	$20,000	
Quarry Tile	10%			2045	* *	5	$3,800	
Vinyl Tile	5%			2037	* *	3	$500	
Wood	20%			2060	* *	5	$9,500	
Interior Walls								
Ceramic Tile	5%			2041	* *	5	$700	
Gypsum Board	35%			LIFE	* *	5	$3,000	
Plaster	40%			LIFE	* *	5	$1,700	
Wood	20%			LIFE	* *	5	$11,400	
Ceilings								
AcousTileSusp.Lay-In	5%			2045	* *	5	$1,300	
Gypsum Board	40%			LIFE	* *	5	$12,700	
Plaster	55%	Now	$10,400	LIFE	* *	5	$8,700	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Main Hall								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	30%			2037	* *			
Slate	50%			LIFE	* *	5	$6,300	
Steel Grating	20%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : East Side Of Building								
Explanation : This Is Actually A Cast Iron Exterior Egress Stair								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$56,800	3		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Disconnect Switch Rated At 600 Amperes								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG R - GREAT HALL
Asset # : 2396

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Transformers								
Dry Type	100%			2030	$165,500	3	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 225 Kilovolt-ampere								
Feeders								
Cable	100%			2031	$19,900	1		
Raceway								
Conduit	100%			2032	$47,900	1		
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	$42,300	5	$300	
Raceway								
Conduit	80%			2052	* *	1		
Conduit	20%			2042	* *	1		
Panelboards								
Molded Case Bkrs	20%			2040	* *	5	$100	
Molded Case Bkrs	80%			2048	* *	5	$300	
Wiring								
Thermoplastic	80%			2052	* *	1		
Thermoplastic	20%			2042	* *	1		
Motor Controllers								
Locally Mounted	100%			2037	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	10%			2037	* *	10	$1,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Hallways								
Incandescent	90%			2032	$194,200	2	$300	
Egress Lighting								
Emergency, Battery	50%			2037	* *	10	$2,100	
Exit, Battery	50%			2037	* *	10	$600	
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	* *	1	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : Surveillance Cameras								
Fire/Smoke Detection								
No Component	70%							
Under Construction	30%							

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126

SNUG HARBOR CULT CNTR/ BOTN GDN BLDG R - GREAT HALL

Asset # : 2396

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building L								
Explanation : Steam From Power House								
Distribution								
Steam Piping/Pump	100%			2032	$132,800			
Terminal Devices								
Air Handler	50%			2027	$156,100	1	$5,300	
Convector/Radiator	50%			2037	* *	1	$2,700	
Air Conditioning								
Energy Source								
District Chilled Water	70%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 70%								
Location : Building L								
Explanation : Chilled Water From Power House								
Electricity	30%			2040	* *	1		
Conversion Equipment								
Campus Chilled Water	70%			2035	* *			
Split Unit	30%			2037	* *			
Other Observation, Extent : N/A, Area Affected : 30%								
Location : Courtyard								
Explanation : 4 Units. R-410a								
Distribution								
CW & CHW Wtr Pipe/Pump	70%			2032	$18,800	4	$900	
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	$321,800	1	$10,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$9,500	
Exhaust Fans								
Interior	100%			2032	$73,600	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	$213,000	1		
Water Heater With Tanks								
Electric	100%			2030	$46,200	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2025	$400	4	$400	

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DEPARTMENT OF CULTURAL AFFAIRS - 126

SNUG HARBOR CULT CNTR/ BOTN GDN BLDG R - GREAT HALL

Asset # : 2396

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2042	* *	1-2	$4,800	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **SNUG HARBOR CULT CNTR/ BOTN GDN BLDG T - MUSIC HALL**		
Address	: **1000 RICHMOND TERRACE**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0024.190 / 2397**	**Yr Built/Renovated**	: **1892 / 1997**
Area Sq Ft	: **16,368**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **05-May-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1**		
Block	: **76** **Lot** : **200**	**BIN**	: **5113026**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$203,200	
Interior Architecture		$108,200
Electrical		$160,100
Mechanical		$347,800
Total	**$203,200**	**$616,000**
Importance Code A	$203,200	
Importance Code B		$616,000
Total	**$203,200**	**$616,000**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$65,600			
Interior Architecture		$7,400	$1,000	
Electrical	$300	$600	$300	$35,800
Mechanical	$4,200	$25,900	$5,000	$2,800
Site Pavements	$2,500	$100	$100	$2,500
Total	**$72,600**	**$34,000**	**$6,400**	**$41,100**
Importance Code A	$65,700		$100	$200
Importance Code B	$4,400	$33,900	$5,900	$38,400
Importance Code C	$2,500	$100	$400	$2,500
Total	**$72,600**	**$34,000**	**$6,400**	**$41,100**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG T - MUSIC HALL
Asset # : 2397

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	55%	Now	$203,200	LIFE	* *	5	$25,300	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%								
Location : Side And Rear Facades								
Paint Peeling, Extent : Light, Area Affected : 30%								
Location : Side And Rear Facades								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : South And West Elevations At Base Of Building								
Masonry: Limestone	5%			LIFE	* *	5	$1,700	
Masonry: Marble	15%			LIFE	* *	5	$5,200	
Under Construction	25%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : East Side Of Building								
Explanation : New Annex Addition								
Windows								
Metal Louvers	2%	0-2	$400	2035	* *			
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Louvers On Cupola								
Wood	15%			2048	* *	5	$5,200	
Wood	58%	0-2	$47,000	2057	* *	5	$10,000	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Under Construction	25%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : East Side Of Building								
Explanation : New Annex Addition								
Parapets								
Metal Cornice	50%			2060	* *	10	$11,600	
Wood Cornice	50%	Now	$9,700	2052	* *	5	$20,800	
Dry Rot/Decay, Extent : Moderate, Area Affected : 5%								
Location : Perimeter Of Roof								
Paint Peeling, Extent : Moderate, Area Affected : 15%								
Location : Perimeter Of Roof								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG T - MUSIC HALL
Asset # : 2397

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Copper/Terne	75%	Now	$8,600	2060	* *			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Cupola								
Under Construction	25%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : East Side Of Building								
Explanation : New Annex Addition								
Soffits								
Aluminum Sunshades	35%			2035	* *	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : West Side Of Building								
Explanation : This Is Actually A Metal Framed Vinyl Canopy Above The Walkway On Grade								
Masonry: Marble	65%			LIFE	* *	5		
Interior								
Floors								
Carpet	35%			2028	$166,100	3	$14,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Theatre Interior Currently Under Construction								
Cast in Place Concrete	10%			LIFE	* *	5	$6,000	
Ceramic Tile	5%			2041	* *	5	$1,400	
Panel/Paver: Cer/Brk	20%			2048	* *	5	$12,400	
Wood	10%			2060	* *	5	$5,200	
Under Construction	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : East Side Of Building								
Explanation : New Annex Addition								
Interior Walls								
Ceramic Tile	5%			2041	* *	5	$700	
Gypsum Board	10%			LIFE	* *	5	$800	
Masonry: Brick	30%			LIFE	* *			
Marble Panels	3%			LIFE	* *			
Plaster	30%			LIFE	* *	5	$1,200	
Repairs in Progress, Extent : N/A, Area Affected : 60%								
Location : Auditorium								
Wood	2%			LIFE	* *	5	$1,100	
Under Construction	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : East Side Of Building								
Explanation : Annex Addition								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG T - MUSIC HALL
Asset # : 2397

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Gypsum Board	2%			LIFE	* *	5	$700	
Masonry: Infill Arch	5%			LIFE	* *			
Plaster	28%			LIFE	* *	5	$4,800	
Wood	45%			LIFE	* *	5	$108,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Currently Under Construction								
Under Construction	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : East Side Of Building								
Explanation : New Annex Addition								
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%			2052	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	25%			2045	* *			
Metal	20%			2042	* *	1-3	$10,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : East And West Elevations								
Explanation : These Are Actually Cast Iron Egress Stairs From Grade To Second Floor								
Panel/Paver: Bluestone	35%			LIFE	* *	5	$700	
Under Construction	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : East Side Of Building								
Explanation : New Annex Addition								
Parking/Driveway								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : East Side Of Building								
Explanation : New Annex Addition Has Impacted The Existing Parking Area								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2042	* *	3	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Ratings								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG T - MUSIC HALL
Asset # : 2397

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Transformers								
Dry Type	100%			2037	* *	3	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 750 Kilovolt-ampere								
Feeders								
Cable	100%			2040	* *	1		
Raceway								
Conduit	100%			2042	* *	1		
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2042	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1200 Amperes.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2042	* *	5	$400	
Raceway								
Conduit	100%			2042	* *	1		
Panelboards								
Molded Case Bkrs	100%			2040	* *	5	$400	
Wiring								
Thermoplastic	100%			2042	* *	1		
Motor Controllers								
Locally Mounted	100%			2037	* *	5	$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	20%			2032	$40,000	10	$3,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Hallways								
Fluorescent	60%			2032	$120,100	10	$10,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
HID	5%			2032	$9,000	10		
Incandescent	15%			2027	$35,000	2	$100	
Egress Lighting								
Emergency, Battery	50%			2032	$15,000	10	$2,200	
Exit, LED	50%			2047	* *	1		
Exterior Lighting								
Fluorescent	5%			2032	$3,200	10	$100	
LED	5%			2032	$4,300			
No Component	90%							
Alarm								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG T - MUSIC HALL
Asset # : 2397

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	* *	1-3	$3,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	95%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Steam From Power House Building L								
Electricity	5%			2052	* *	1		
Conversion Equipment								
Radiant Heater	5%			2032	$23,300	2	$400	
No Component	95%							
Distribution								
Steam Piping/Pump	100%	Now	$400	2042	* *			
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Condensate Return Pumps In Basement								
Terminal Devices								
Air Handler	100%			2037	* *	1	$11,400	
Air Conditioning								
Energy Source								
District Chilled Water	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Chilled Water From Power House Building L								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2042	* *	4	$900	
Terminal Devices								
Air Handler/Cool/Ht	100%			2032	$347,800	1	$11,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$10,200	
Exhaust Fans								
Interior	100%			2037	* *	2	$600	
Plumbing								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG T - MUSIC HALL
Asset # : 2397

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks								
Electric	100%			2025	$23,100	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2024	$500	4	$500	
Backflow Preventer								
Generic	100%			2037	* *	1	$1,000	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2042	* *	1-2	$5,100	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **SNUG HARBOR CULT CNTR/ BOTN GDN BLDG X - GOVERNORS HOUSE**
Address : **1000 RICHMOND TERRACE**
Borough : **STATEN ISLAND**
Program / Asset # : **DCA0024.230 / 2252**
Area Sq Ft : **4,428**
Date of Survey : **03-May-2021**
Areas Surveyed : **Basement, Roof, Floors 1,2,Att**
Block : **76** **Lot** : **200**

Agency's Number : **N/A**
Yr Built/Renovated : **1847 /**
Project Type : **CULTURAL AFFAIRS**
Landmark Status : **NONE**
BIN :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$265,700	
Total	**$265,700**	
Importance Code A	$265,700	
Total	**$265,700**	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$68,300			
Interior Architecture	$49,200	$200	$200	
Electrical			$100	$30,900
Mechanical	$32,600	$17,200	$500	$500
Total	**$150,200**	**$17,400**	**$800**	**$31,400**
Importance Code A	$68,700	$400	$400	$500
Importance Code B	$73,900	$17,000	$200	$31,000
Importance Code C	$7,500		$200	
Total	**$150,200**	**$17,400**	**$800**	**$31,400**

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DEPARTMENT OF CULTURAL AFFAIRS - 126

SNUG HARBOR CULT CNTR/ BOTN GDN BLDG X - GOVERNORS HOUSE

Asset # : 2252

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$5,600	
Masonry: Brick	90%	Now	$104,500	LIFE	* *	5	$13,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Painted Surfaces, Extent : Light, Area Affected : 100%								
Location : Throughout All Elevations								
Masonry: Fieldstone	5%			LIFE	* *	5	$500	
Windows								
Wood	100%	Now	$83,600	2057	* *	5	$12,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Parapets								
Wood Cornice	100%	Now	$77,600	2042	* *	5	$16,600	
Dry Rot/Decay, Extent : Moderate, Area Affected : 50%								
Location : Roof Perimeter And Porch								
Roof								
Metal Panel	100%	Now	$33,400	2045	* *			
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Main Roof And Porch Roof								
Soffits								
Wood	100%	Now	$34,900	2045	* *	5	$4,100	
Dry Rot/Decay, Extent : Moderate, Area Affected : 5%								
Location : Entrance Way								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Front Porch Entrance								
Explanation : Wood Structural Support Members Failing And In Danger Of Collapsing								
Interior								
Floors								
Carpet	5%			2028	$5,400	3	$500	
Cast in Place Concrete	10%	4+	$1,000	LIFE	* *	5	$1,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Ceramic Tile	5%	4+	$300	2041	* *	5	$200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : 2nd Floor								
Wood	80%	Now	$28,900	2047	* *	5	$4,600	
Deteriorated Finish, Extent : Moderate, Area Affected : 75%								
Location : Throughout								

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DEPARTMENT OF CULTURAL AFFAIRS - 126

SNUG HARBOR CULT CNTR/ BOTN GDN BLDG X - GOVERNORS HOUSE

Asset # : 2252

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2041	* *	5	$400	
Gypsum Board	25%			LIFE	* *	5	$1,200	
Masonry: Brick	20%			LIFE	* *			
Plaster	45%	Now	$4,300	LIFE	* *	5	$1,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Wood	5%	4+	$3,300	LIFE	* *	5	$1,600	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Various Wall Panels And Trim								
Ceilings								
Exposed Struc: Wood	20%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : This Is Actually Exposed Wood Floor Joists								
Gypsum Board	25%	Now	$1,300	LIFE	* *	5	$1,900	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Attic								
Plaster	55%	Now	$10,100	LIFE	* *	5	$2,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%			2035	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2032	$31,800	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Rating Capacity								
Raceway								
Conduit	100%			2032	$4,300	1		
Panelboards								
Molded Case Bkrs	100%			2031	$9,700	5	$100	
Wiring								
Thermoplastic	100%			2032	$8,800	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

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DEPARTMENT OF CULTURAL AFFAIRS - 126

SNUG HARBOR CULT CNTR/ BOTN GDN BLDG X - GOVERNORS HOUSE

Asset # : 2252

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	40%			2027	$11,500	10	$1,500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement								
Incandescent	60%			2027	$15,500	2	$100	
Exterior Lighting								
Incandescent	10%			2027	$2,300	2		
No Component	90%							
Alarm								
Fire/Smoke Detection								
Under Construction	100%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Conversion Equipment								
Steam Boiler	100%			2030	$35,300	1	$4,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit								
Distribution								
Steam Piping/Pump	100%			2032	$32,400			
Terminal Devices								
Convector/Radiator	100%	0-2	$19,800	2052	* *	1	$1,200	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Obsolete Units								
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2032	$20,800	1		
Galvanized Steel	60%	0-2	$12,400	2052	* *	1		
On Extended Life, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Water Heater With Tanks								
Gas Fired	100%			2025	$16,700	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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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 X - GOVERNORS HOUSE

Asset # : 2252

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Fixtures								
Generic	100%							
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : 1st And 2nd Floors								
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: SNUG HARBOR CULT CNTR/ BOTN GDN CARL GRILLO GLASS HOUSE		
Address	: 1000 RICHMOND TERRACE		
Borough	: STATEN ISLAND	**Agency's Number**	: N/A
Program / Asset #	: DCA0039.020 / 13419	**Yr Built/Renovated**	: 1999 /
Area Sq Ft	: 2,400	**Project Type**	: CULTURAL AFFAIRS
Date of Survey	: 10-May-2021	**Landmark Status**	: NONE
Areas Surveyed	: Roof, Floors 1		
Block	: 76 **Lot** : 200	**BIN**	: 5113026

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$130,000	$61,600
Total	**$130,000**	**$61,600**
Importance Code A	$130,000	$61,600
Total	**$130,000**	**$61,600**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$1,800			
Interior Architecture	$900	$500		
Electrical	$900			
Mechanical	$12,300	$200	$200	$200
Total	**$15,800**	**$700**	**$200**	**$200**
Importance Code A	$4,200	$100	$100	$100
Importance Code B	$11,600	$600	$100	$100
Total	**$15,800**	**$700**	**$200**	**$200**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN CARL GRILLO GLASS HOUSE
Asset # : 13419

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	30%			LIFE	* *	5	$5,600	
Glass: Special Gauge	55%	Now	$54,900	LIFE	* *	1		
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Various								
Explanation : Rusting Members Of Green House Framing								
Masonry: Brick	15%	Now	$900	LIFE	* *	5	$600	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Front Of Brick Building Above Door								
Windows								
Aluminum	5%			2048	* *	5		
Metal Louvers	5%	Now	$200	2041	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
No Component	90%							
Roof								
Slate	10%	Now	$700	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Roof Eaves								
Sloped Glazing	90%	Now	$75,100	LIFE	* *	5	$61,600	
Other Observation, Extent : Moderate, Area Affected : 40%								
Location : Mechanically Operated Roof Vents Throughout								
Explanation : Vents Are Inoperable								
Soffits								
Exposed Struc: Steel	50%			LIFE	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : North Entrance								
Explanation : Canopy Framing								
Glass: Special Gauge	50%			LIFE	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : North Entrance								
Explanation : Canopy Glazing								
Interior								
Floors								
Cast in Place Concrete	20%	4+	$700	LIFE	* *	5	$900	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Stress Cracks By Columns								
Panel/Paver: Cer/Brk	20%			2040	* *	5	$1,000	
No Component	60%							
Ceilings								
Gypsum Board	10%	4+	$200	LIFE	* *	5	$100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Mechanical Room								
No Component	90%							
Site Enclosure								

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN CARL GRILLO GLASS HOUSE
Asset # : 13419

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	100%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : East Elevation Of Brick Building								
Explanation : Gas Rig Enclosure								
Site Pavements								
On-Site Walkways								
Masonry: Brick	15%			2052	* *			
Slate	85%			LIFE	* *	5		

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2042	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical/ Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 200 Amperes								
Raceway								
Conduit	100%			2042	* *	1		
Panelboards								
Molded Case Bkrs	100%			2040	* *	5	$100	
Wiring								
Thermoplastic	100%			2042	* *	1		
Motor Controllers								
Locally Mounted	100%	Now	$600	2037	* *	5		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Roof								
Explanation : Ventilation Control Motors Do Not Work								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : Ground Is Located Outside Boiler Room Entrance								
Lighting								
Interior Lighting								
Fluorescent	10%	Now	$300	2032	$1,700			
Malfunctioning, Extent : Severe, Area Affected : 50%								
Location : Ist Floor								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
HID	90%			2032	$25,000	10	$100	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126

SNUG HARBOR CULT CNTR/ BOTN GDN CARL GRILLO GLASS HOUSE

Asset # : 13419

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Conversion Equipment								
Hot Water Boiler	100%	Now	$2,500	2037	* *	1	$1,100	
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Boiler 1								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Gas Fired Hot Water Boilers								
Distribution								
Hot Wtr Piping/Pump	100%	Now	$1,000	2040	* *	4	$100	
Broken, Extent : Moderate, Area Affected : 20%								
Location : 1 Of 2 Cirulation Pumps								
Terminal Devices								
Convector/Radiator	70%			2030	$13,400	1	$500	
Fan Coil Unit/Heat	25%	Now	$8,700	2042	* *	1	$200	
Broken, Extent : Severe, Area Affected : 100%								
Location : 8 Of 10 Unit Heaters								
Fan Coil Unit/Heat	5%			2037	* *	1		
Other Observation, Extent : N/A, Area Affected : 20%								
Location : 1 Wing								
Explanation : 2 Of 10 Units								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2030	$16,700	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Other Observation, Extent : Light, Area Affected : 100%								
Location : Utility Room								
Explanation : Slop Sink								

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **SNUG HARBOR CULT CNTR/ BOTN GDN CHINESE SCHOLARS GARDEN**		
Address	: **1000 RICHMOND TERRACE**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0039.010 / 13388**	**Yr Built/Renovated**	: **1999 /**
Area Sq Ft	: **8,600**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **10-May-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **76** **Lot** : **200**	**BIN**	: **5113026**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$74,100	$72,600
Interior Architecture	$144,400	
Mechanical		$107,900
Total	**$218,500**	**$180,400**
Importance Code A	$74,100	$72,600
Importance Code B	$144,400	$107,900
Total	**$218,500**	**$180,400**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$61,000			
Interior Architecture				
Electrical	$100	$100		$5,600
Mechanical		$400		
Site Enclosure	$5,800			
Site Pavements	$17,600			
Total	**$84,500**	**$500**		**$5,600**
Importance Code A	$61,000			$100
Importance Code B	$5,900	$500		$5,500
Importance Code C	$17,600			
Total	**$84,500**	**$500**		**$5,600**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126

SNUG HARBOR CULT CNTR/ BOTN GDN CHINESE SCHOLARS GARDEN

Asset # : 13388

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	80%	Now	$42,400	LIFE	* *	5	$72,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Facades								
Paint Peeling, Extent : Moderate, Area Affected : 2%								
Location : Various Facades								
Vertical Cracks, Extent : Moderate, Area Affected : 1%								
Location : North Facade By Service Entrance								
Wood	20%	Now	$4,800	2045	* *	5	$9,100	
Split/Cracked, Extent : Moderate, Area Affected : 2%								
Location : Various Support Columns								
Windows								
Wood	5%			2048	* *	5	$2,200	
No Component	95%							
Roof								
Clay Tile	100%	Now	$74,100	2052	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various Roofs Above Pavilions And Covered Walkways								
Soffits								
Exposed Struc: Wood	50%	Now	$7,600	LIFE	* *			
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
Location : Various Covered Walkways								
Split/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Various Covered Walkways								
Pre-Cast Concrete	50%	Now	$6,200	LIFE	* *	5	$8,800	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Various Covered Walkways								
Interior								
Floors								
Panel/Paver: Cer/Brk	90%	Now	$144,400	2048	* *	5	$14,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Various Stone Pebble And Brick Paver Paths								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Various Stone Pebble Paths And Stone Tiles								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Flag Stone Paths								
Uneven Surface, Extent : Moderate, Area Affected : 5%								
Location : Flag Stone Paths								
Granite Panels	10%			LIFE	* *	5	$1,000	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126

SNUG HARBOR CULT CNTR/ BOTN GDN CHINESE SCHOLARS GARDEN

Asset # : 13388

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Struc: Concrete	50%			LIFE	* *	5	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Pavilions								
Explanation : These Are Actually Pre-cast Concrete Panels								
Exposed Struc: Wood	50%			LIFE	* *			
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2052	* *			
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : West Side								
Explanation : Vegetation Growth								
Retaining Walls								
Masonry: Brick	100%	Now	$5,800	2042	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : West Side								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : West Side								
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%	Now	$17,600	2035	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Main Entrance On South Side								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Path Located On West Side								
Parking/Driveway								
Asphalt	100%			2035	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2042	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 150 Amperes								
Transformers								
Dry Type	100%			2037	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 75 Kilovolt-ampere								
Switchgear / Switchboard								
Fused Disc Sw	50%			2042	* *	5		
Molded Case Bkrs	50%			2042	* *	5	$100	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN CHINESE SCHOLARS GARDEN
Asset # : 13388

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2052	* *	1		
Panelboards								
Molded Case Bkrs	100%			2040	* *	5	$200	
Wiring								
Thermoplastic	100%			2042	* *	1		
Motor Controllers								
Locally Mounted	100%			2037	* *	5	$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Incandescent	10%			2027	$5,400	2		
LED	90%			2037	* *			
Exterior Lighting								
HID	5%	Now	$100	2037	* *			
Outdr Lights On During Daytime, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
LED	5%			2037	* *			
No Component	90%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	$107,900	1		
Not in Service, Extent : Light, Area Affected : 100%								
Location : Water Service Is Shut Off But Does Not Need Repairs.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2025	$300	4	$300	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **SNUG HARBOR CULT CNTR/ BOTN GDN COTTAGE 2**		
Address	: **1000 RICHMOND TERRACE**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0024.250 / 2398**	**Yr Built/Renovated**	: **1885 / 2000**
Area Sq Ft	: **2,664**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **05-May-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **76** **Lot** : **200**	**BIN**	: **5113026**

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$51,800			$14,300
Interior Architecture	$9,100			
Electrical	$15,500			$13,000
Mechanical	$300	$300	$300	$300
Total	**$76,600**	**$300**	**$300**	**$27,600**
Importance Code A	$52,000	$200	$200	$14,600
Importance Code B	$24,600	$100	$100	$13,100
Importance Code C				
Total	**$76,600**	**$300**	**$300**	**$27,600**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN COTTAGE 2
Asset # : 2398

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	$7,000	LIFE	* *	5	$4,300	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : North And South Facades								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : South Facade								
Masonry: Limestone	4%			LIFE	* *	5	$100	
Slate Panels	1%			LIFE	* *	5		
Wood	5%			2037	* *	5	$1,200	
Windows								
Wood	100%	Now	$44,800	2057	* *	5	$6,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Basement Windows								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 20%								
Location : Various Windows On Second Floor								
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
Location : Various Windows								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Parapets								
Wood Cornice	100%			2052	* *	5-10	$13,700	
Roof								
Copper/Terne	50%			2047	* *	10	$7,700	
Modified Bitumen	10%			2032	$6,600	10	$600	
Slate	40%			LIFE	* *			
Soffits								
Wood	100%			2037	* *	5		
Interior								
Floors								
Cast in Place Concrete	8%			LIFE	* *	5	$600	
Ceramic Tile	5%	4+	$500	2041	* *	5	$100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms								
Vinyl Tile	2%			2037	* *	3		
Wood	85%	4+	$8,600	2060	* *	5	$2,800	
Worn/Eroded, Extent : Light, Area Affected : 100%								
Location : Throughout								
Interior Walls								
Masonry: Brick	20%			LIFE	* *			
Plaster	80%			LIFE	* *	5	$800	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN COTTAGE 2
Asset # : 2398

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Struc: Wood	35%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : This Is Actually Exposed Wood Floor Joists								
Plaster	65%			LIFE	* *	5	$1,400	
Site Pavements								
On-Site Walkways								
Panel/Paver: Bluestone	5%			LIFE	* *	5		
Slate	45%			LIFE	* *	5		
Wood	50%			2027		1-3		

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Main Service Disconnect Switch Rated At 200 Amperes.								
Transformers								
Dry Type	100%			2045	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One 75 Kilovolt-ampere								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2052	* *	5	$100	
Raceway								
Conduit	60%			2032	$2,600	1		
Conduit	40%			2052	* *	1		
Panelboards								
Fused Disc Sw	30%			2048	* *	5		
Molded Case Bkrs	70%			2048	* *	5	$100	
Wiring								
Braided Cloth	60%	2-4	$5,300	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	40%			2052	* *	1		
Ground								
Grounding Devices								
Generic	100%	2-4	$10,200	LIFE	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Corroded								
Lighting								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN COTTAGE 2
Asset # : 2398

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	5%			2032	$800	10	$100	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Fluorescent	15%			2032	$2,400	10	$300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Incandescent	80%			2027	$11,600	2		
Exterior Lighting								
Incandescent	10%			2027	$1,400	2		
No Component	90%							
Alarm								
Fire/Smoke Detection								
Under Construction	100%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2042	* *	1		
Natural Gas	95%			2042	* *	1		
Conversion Equipment								
Radiant Heater	5%			2032	$2,900	2	$100	
Steam Boiler	95%			2037	* *	1	$2,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit								
Distribution								
Steam Piping/Pump	100%			2032	$18,100			
Terminal Devices								
Convector/Radiator	100%			2045	* *	1	$800	
Ventilation								
Exhaust Fans								
Interior	50%			2032	$5,000	2		
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	$29,000	1		
Water Heater With Tanks								
Gas Fired	100%			2030	$16,700	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **SNUG HARBOR CULT CNTR/ BOTN GDN COTTAGE 5 - GIFT SHOP**
Address : **1000 RICHMOND TERRACE**
Borough : **STATEN ISLAND**
Program / Asset # : **DCA0039.050 / 13420**
Area Sq Ft : **2,664**
Date of Survey : **10-May-2021**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **76** **Lot** : **200**

Agency's Number : **N/A**
Yr Built/Renovated : **1885 / 2000**
Project Type : **CULTURAL AFFAIRS**
Landmark Status : **EXTERIOR LANDMARK**
BIN : **5113026**

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$15,700			$900
Interior Architecture	$12,300		$100	$100
Electrical				$14,300
Mechanical	$300	$300	$200	$19,600
Site Pavements	$1,200	$100	$100	$42,000
Total	**$29,500**	**$400**	**$400**	**$76,900**
Importance Code A	$15,900	$100	$100	$1,000
Importance Code B	$9,300	$200	$200	$33,900
Importance Code C	$4,400	$100	$100	$42,000
Total	**$29,500**	**$400**	**$400**	**$76,900**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN COTTAGE 5 - GIFT SHOP
Asset # : 13420

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	0-2	$11,100	LIFE	* *	5	$6,300	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : North And South Facades								
Masonry: Limestone	5%			LIFE	* *	5	$300	
Wood	5%			2037	* *	5	$1,700	
Windows								
Aluminum	10%			2048	* *	5		
Wood	90%	4+	$4,600	2057	* *	5	$600	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Explanation : Two Basement Windows Missing								
Parapets								
Wood Cornice	100%			2042	* *	5-10		
Roof								
Copper/Terne	50%			2060	* *	10	$8,400	
Modified Bitumen	10%			2032	$7,900	10	$700	
Slate	40%			LIFE	* *			
Soffits								
Wood	100%			2037	* *	5		
Interior								
Floors								
Carpet	5%	0-2	$1,000	2028	$3,300	3	$300	
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Second Floor Storage Room								
Cast in Place Concrete	30%			LIFE	* *	5	$2,300	
Ceramic Tile	5%			2041	* *	5	$200	
Wood	60%	4+	$6,800	2047	* *	5	$2,000	
Deteriorated Finish, Extent : Moderate, Area Affected : 5%								
Location : Stairs And Second Floor Areas								
Interior Walls								
Gypsum Board	100%	Now	$3,200	LIFE	* *	5	$2,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Second Floor Corridor								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN COTTAGE 5 - GIFT SHOP
Asset # : 13420

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Gypsum Board	100%	Now	$1,300	LIFE	* *	5	$4,400	
Water Penetration, Extent : Light, Area Affected : 2%								
Location : 2nd Floor Storage Room								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2052	* *			
Site Pavements								
On-Site Walkways								
Masonry: Brick	25%			2042	* *			
Pavers/Stone	25%	Now	$700	2035	* *			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Flag Stone Path On South Side Of Building								
Panel/Paver: Bluestone	25%			LIFE	* *	5	$200	
Wood	25%			2027	$41,500	1-3	$2,200	

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2042	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : No Available Nameplate Rating Capacity								
Raceway								
Conduit	100%			2042	* *	1		
Panelboards								
Molded Case Bkrs	100%			2040	* *	5	$100	
Wiring								
Thermoplastic	100%			2042	* *	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5		
Lighting								
Interior Lighting								
Fluorescent	25%			2032	$5,100	10	$600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement								
Incandescent	70%			2027	$12,800	2		
LED	5%			2037	* *			
Egress Lighting								
Emergency, Battery	50%			2032	$2,400	10	$300	
Exit, Battery	50%			2032	$1,600	10	$100	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN COTTAGE 5 - GIFT SHOP
Asset # : 13420

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
Incandescent	10%			2027	$1,500	2		
No Component	90%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Under Construction	30%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2042	* *	1		
Natural Gas	90%			2042	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2037	* *	1	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit								
Distribution								
Hot Wtr Piping/Pump	100%			2040	* *	4	$200	
Terminal Devices								
Convector/Radiator	100%			2037	* *	1	$900	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Window/Wall Unit	10%			2027	$1,100	1		
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2027	$18,300	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2025	$100	4	$100	
Fixtures								
Generic	100%							

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **SNUG HARBOR CULT CNTR/ BOTN GDN VETERANS MEMORIAL HALL**		
Address	: **1000 RICHMOND TERRACE**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0024.180 / 2657**	**Yr Built/Renovated**	: **1856 / 1986**
Area Sq Ft	: **8,084**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **05-May-2021**	**Landmark Status**	: **INTERIOR & EXTERIOR LANDMARK**
Areas Surveyed	: **Basement, Roof, Floors 1,Mez**		
Block	: **76** **Lot** : **200**	**BIN**	: **5113026**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$65,000	
Mechanical	$209,000	$372,800
Total	**$274,000**	**$372,800**
Importance Code A	$65,000	$179,300
Importance Code B	$209,000	$193,500
Total	**$274,000**	**$372,800**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$108,000			
Interior Architecture	$78,400	$400	$500	$4,700
Electrical	$700	$100		$24,400
Mechanical	$30,800	$900	$2,200	$33,000
Site Pavements	$1,100			
Total	**$219,000**	**$1,400**	**$2,700**	**$62,200**
Importance Code A	$109,300		$600	
Importance Code B	$103,700	$1,000	$2,100	$62,200
Importance Code C	$6,000	$300		
Total	**$219,000**	**$1,400**	**$2,700**	**$62,200**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN VETERANS MEMORIAL HALL
Asset # : 2657

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	4+	$47,400	LIFE	* *	5	$10,700	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : South Elevation								
Paint Peeling, Extent : Moderate, Area Affected : 60%								
Location : Exterior Walls								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Limestone	5%	Now	$10,100	LIFE	* *	5	$400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : South Elevation Above Below Grade Entrance To Basement								
Paint Peeling, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Base Of Building And Window Sills								
Explanation : This Is Actually Bluestone								
Wood	5%	Now	$8,300	2037	* *	5	$1,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Tower								
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Tower								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Tower								
Windows								
Metal Louvers	10%	Now	$7,800	2047	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Tower								
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Tower								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Tower								
Explanation : These Are Actually Wood Louvers								
Wood	90%	Now	$6,100	2048	* *	5	$9,800	
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Stained Glass Windows								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Exterior Finish On Stained Glass Windows								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126

SNUG HARBOR CULT CNTR/ BOTN GDN VETERANS MEMORIAL HALL

Asset # : 2657

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Wood Cornice	98%	Now	$65,000	2042	* *	5	$25,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : East And West Elevations								
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Wood Rail	2%	Now	$1,800	2037	* *	5	$600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Tower								
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%								
Location : Tower								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Tower								
Roof								
Copper/Terne	100%	Now	$26,500	2060	* *			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 100%								
Location : Main Roof Eave Gutters								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Roof Eaves On East And West Elevations								
Interior								
Floors								
Carpet	75%	Now	$57,600	2031	$144,000	3	$11,400	
Water Penetration, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Ceramic Tile	10%			2041	* *	5	$1,000	
Vinyl Tile	5%			2037	* *	3	$200	
Wood	10%			2047	* *	5	$1,900	
Interior Walls								
Ceramic Tile	10%			2035	* *	5	$700	
Gypsum Board	30%			LIFE	* *	5	$1,200	
Plaster	55%	Now	$4,900	LIFE	* *	5	$1,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : East And West Walls In Main Hall Area								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : East And West Walls In Main Hall Area								
Wood	5%			LIFE	* *	5	$1,400	

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN VETERANS MEMORIAL HALL
Asset # : 2657

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	10%	Now	$3,500	2045	* *	5	$600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Break Room In Basement								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Break Room In Basement								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Break Room In Basement								
Gypsum Board	35%	Now	$3,300	LIFE	* *	5	$4,400	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Actors Make-up Room In Basement								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Actors Make-up Room In Basement								
Explanation : Water Pipe Break Damage								
Plaster	55%	Now	$9,100	LIFE	* *	5	$3,500	
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Entry Foyer								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Main Hall								
Site Enclosure								
Free Standing Walls								
Masonry: Fieldstone	100%			2052	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : South Side Of Building								
Explanation : This Is Actually A Granite World War Two Memorial Wall								
Retaining Walls								
Masonry: Brick	100%			2042	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	45%			2037	* *			
Pavers/Stone	20%	Now	$1,100	2035	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Garden Path								
Panel/Paver: Bluestone	20%			LIFE	* *	5	$400	
Steel Grating	15%			2042	* *	1		
Corrosion/Rusting, Extent : Light, Area Affected : 50%								
Location : Egress Stair At West Side Of Building								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN VETERANS MEMORIAL HALL
Asset # : 2657

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%	4+	$700	2052	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Nameplate Rating. Inadequate Power For Air Conditioning And Theater Lights								
Transformers								
Dry Type	100%			2037	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 45 Kilovolt-ampere								
Raceway								
Conduit	100%			2042	* *	1		
Panelboards								
Molded Case Bkrs	100%			2040	* *	5	$200	
Wiring								
Thermoplastic	100%			2042	* *	1		
Motor Controllers								
Locally Mounted	100%			2037	* *	5	$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	20%			2032	$10,300	10	$1,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Basement								
Fluorescent	30%			2032	$15,400	10	$1,900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement								
Incandescent	45%			2027	$20,900	2	$100	
LED	5%			2032	$2,300			
Egress Lighting								
Emergency, Battery	50%			2032	$6,100	10	$800	
Exit, Battery	50%			2032	$4,200	10	$200	
Exterior Lighting								
Fluorescent	10%			2027	$3,500	10	$100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Front Only								
No Component	90%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Under Construction	30%							

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

DEPARTMENT OF CULTURAL AFFAIRS - 126

SNUG HARBOR CULT CNTR/ BOTN GDN VETERANS MEMORIAL HALL

Asset # : 2657

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	5%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 75%								
Location : Building L								
Explanation : Steam From Power House Has Been Shut Off								
Electricity	95%			2042	* *	1		
Conversion Equipment								
HTHW/HW Exchanger	5%			2035	* *	2		
Other Observation, Extent : N/A, Area Affected : 75%								
Location : Basement								
Explanation : 1 Unit Not In Use								
Radiant Heater	95%			2032	$179,300	2	$3,000	
Distribution								
Hot Wtr Piping/Pump	75%			2040	* *	4	$400	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Throughout								
No Component	25%							
Terminal Devices								
Air Handler	50%			2027	$68,200	1	$2,100	
Not in Service, Extent : Light, Area Affected : 100%								
Location : Attic								
Convector/Radiator	25%			2030	$14,800	1	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Electric Heaters Used Throughout Instead Of Steam System								
No Component	25%							
Air Conditioning								
Energy Source								
District Chilled Water	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building L								
Explanation : Chilled Water From Power House, Not In Use In Building								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2042	* *	4	$300	
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	$140,700	1	$4,200	
Not in Service, Extent : Light, Area Affected : 100%								
Location : Attic								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$3,800	
Exhaust Fans								
Interior	100%			2027	$32,200	2	$200	
Plumbing								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR/ BOTN GDN VETERANS MEMORIAL HALL
Asset # : 2657

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	$93,200	1		
Water Heater With Tanks								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Bathrooms								
Explanation : There Is No Hot Water Currently In The Building.								
Sanitary Piping								
Cast Iron	100%	Now	$27,400	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 30%								
Location : Basement Due To Sewer Line Collapse Outside The Building								
Damaged, Extent : Severe, Area Affected : 50%								
Location : Outside Sewer Line Connected To Building Has Collapsed								
Sump Pump(s)								
Non-Submersible	100%	Now	$1,700	2042	* *	4	$200	
Broken, Extent : Severe, Area Affected : 100%								
Location : Basement								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2032	$100,300	1-2	$1,900	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **SOUTH STREET SEAPORT MUSEUM**		
Address	: **12 FULTON STREET**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0048.000 / 14807**	**Yr Built/Renovated**	: **1812 /**
Area Sq Ft	: **6,528**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **17-Sep-2020**	**Landmark Status**	: **EXTERIOR LANDMARK**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **74** **Lot** : **1**	**BIN**	: **1085798**

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$93,900	$1,200		$1,200
Interior Architecture	$23,800		$700	
Electrical	$200	$200	$200	$2,800
Mechanical	$66,100	$1,200	$2,600	$6,300
Site Pavements				
Elevators/Escalators	$12,600	$12,600	$12,600	$12,600
Total	**$196,600**	**$15,200**	**$16,200**	**$22,900**
Importance Code A	$94,200	$1,500	$300	$1,600
Importance Code B	$102,300	$13,700	$15,900	$21,300
Importance Code C				
Total	**$196,600**	**$15,200**	**$16,200**	**$22,900**

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
SOUTH STREET SEAPORT MUSEUM
Asset # : 14807

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	$40,600	LIFE	* *	5	$23,000	
Staining/Discoloring, Extent : Severe, Area Affected : 5%								
Location : Roof Chimney								
Masonry: Granite	10%	Now	$21,600	LIFE	* *	5	$1,900	
Spalling, Extent : Severe, Area Affected : 5%								
Location : Fulton Street Elevation At Entrance								
Windows								
Wood	100%	4+	$2,400	2048	* *	5	$5,600	
Dry Rot/Decay, Extent : Moderate, Area Affected : 2%								
Location : Fulton Street Elevation At Sills								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Parapet Wall								
Explanation : Bluestone Units								
Metal Rail	5%			2045	* *	5-10	$1,500	
Stucco Cement	10%			2045	* *	5	$400	
No Component	80%							
Roof								
Skylight, Metal/Glass	20%	4+	$28,000	2052	* *			
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Atriums, First Floor Lobby								
Slate	40%			LIFE	* *			
Spray-on Foam	40%			2037	* *	5	$2,500	
Soffits								
Metal/Glass Curt Wall	100%	Now	$1,300	LIFE	* *	5	$100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : John Street And Fulton Street Elevations								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$2,200	
Ceramic Tile	15%			2041	* *	5	$1,500	
Wood	75%	Now	$23,800	2047	* *	5	$7,000	
Uneven Substrate, Extent : Severe, Area Affected : 10%								
Location : 1st Floor								
Interior Walls								
Glass: Special Gauge	5%			LIFE	* *	1		
Gypsum Board	20%			LIFE	* *	5	$3,300	
Masonry: Brick	65%			LIFE	* *			
Plaster	8%			LIFE	* *	5	$700	
Plywood/Hardboard	2%			LIFE	* *			
Ceilings								
Exposed Struc: Wood	80%			LIFE	* *			
Gypsum Board	18%			LIFE	* *	5	$2,100	
Plywood/Hardboard	2%			2052	* *	1		

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SOUTH STREET SEAPORT MUSEUM
Asset # : 14807

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Panel/Paver: Bluestone	100%			LIFE	* *	5		

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1200 Ampere Main Disconnect Switch								
Raceway								
Conduit	100%			2052	* *	1		
Panelboards								
Fused Disc Sw	5%			2048	* *	5		
Molded Case Bkrs	95%			2048	* *	5	$200	
Wiring								
Thermoplastic	100%			2052	* *	1		
Motor Controllers								
Locally Mounted	80%			2045	* *	5		
Variable Frequency Drive	20%			2045	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	10%			2037	* *	10	$600	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Stairways And Mechanical Room 2nd Floor								
Fluorescent	20%			2037	* *	10	$1,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Basement And Some Offices In 1st Floor								
LED	70%			2040	* *			
Egress Lighting								
Emergency, Service	20%			2037	* *	1		
Emergency, Battery	50%			2037	* *	10	$800	
Exit, LED	30%			2067	* *	1		
Exterior Lighting								
HID	20%			2037	* *	10		
No Component	80%							
Alarm								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SOUTH STREET SEAPORT MUSEUM
Asset # : 14807

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
No Component	80%							
Generic	10%			2037	* *	1	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Public Area, 1,2,3,4,5 Floors								
Explanation : CCTV Surveillance Cameras								
Generic	10%			2037	* *	1	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Public Area And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	* *	1-3	$1,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobes, Bell, Horn, Pull Box Station, Smoke Detector And Fire Alarm Panel								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Adjacent Building								
Explanation : Boiler Located In Adjacent Economic Development Corporation Building								
Conversion Equipment								
Hot Water Boiler	100%			2037	* *	1	$3,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Adjacent Building								
Explanation : Boiler Located In Adjacent Economic Development Corporation Building								
Distribution								
Hot Wtr Piping/Pump	100%			2040	* *	4	$500	
Terminal Devices								
Convector/Radiator	50%			2037	* *	1	$1,100	
Fan Coil Unit/Heat	20%			2037	* *	1	$400	
No Component	30%							
Air Conditioning								
Energy Source								
Electricity	100%			2048	* *	1		

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SOUTH STREET SEAPORT MUSEUM
Asset # : 14807

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	20%	2-4	$17,100	2047	* *	1	$1,300	
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Mechanical Room. Inoperable. Damaged During Sandy								
Int Pkg Unit - Heating/Cooling	10%			2030	$11,400	2		
Exterior Pkg Unit - Cooling	20%	2-4	$9,200	2042	* *	2	$100	
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Basement. Damaged During Sandy								
Window/Wall Unit	20%			2027	$5,300	1		
No Component	30%							
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2042	* *	4	$300	
Terminal Devices								
Air Handler/Cool/Ht	60%	Now	$34,200	2042	* *	1	$2,200	
Damaged, Extent : Severe, Area Affected : 100%								
Location : Mechanical Room. Damaged During Sandy								
No Component	40%							
Heat Rejection								
Water Cooling Tower	70%			2030	$17,300	2	$4,600	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$3,600	
Exhaust Fans								
Interior	40%			2032	$12,400	2	$100	
Roof	40%			2032	$5,400	2	$100	
No Component	20%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2042	* *	1		
No Component	20%							
Water Heater With Tanks								
Gas Fired	100%			2030	$18,300	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%	Now		2025	$200	4	$100	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Basement								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
SOUTH STREET SEAPORT MUSEUM
Asset # : 14807

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : 2 Units								
Escalators								
Over 20' Rise	100%			LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 40%								
Location : 1st To 2nd Floor. Unit Damaged During Sandy								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	60%							
Generic	40%	Now	$3,900	2042	* *	1-2	$600	
Damaged, Extent : Severe, Area Affected : 100%								
Location : Throughout. Busted Sprinkler Piping								
Fire Pump								
No Component	60%							
Generic	40%			2035	* *	1	$500	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **STATEN IS INST ARTS AND SCIENCES BUILDING A**		
Address	: **1000 RICHMOND TERRACE SNUG HARBOR**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0028.010 / 2400**	**Yr Built/Renovated**	: **1879 / 2014**
Area Sq Ft	: **24,448**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **03-Nov-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Floors 1,2,Ph**		
Block	: **76** **Lot** : **200**	**BIN**	: **5113026**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Interior Architecture	$52,800	
Total	**$52,800**	
Importance Code B	$52,800	
Total	**$52,800**	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$33,200		$72,300	
Interior Architecture	$65,300		$25,300	$1,900
Electrical	$3,000	$2,300	$2,700	$2,300
Mechanical	$11,700	$5,300	$5,400	$4,600
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$117,200**	**$11,600**	**$109,700**	**$12,700**
Importance Code A	$33,200		$72,300	
Importance Code B	$49,300	$11,600	$37,400	$11,800
Importance Code C	$34,700			$900
Total	**$117,200**	**$11,600**	**$109,700**	**$12,700**

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS INST ARTS AND SCIENCES BUILDING A
Asset # : 2400

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	* *	5	$53,200	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Granite	5%			LIFE	* *	5	$2,700	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Limestone	20%			LIFE	* *	5	$10,600	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Windows								
Wood	100%			2041	* *	5	$69,100	
Parapets								
Metal Rail	10%			2046	* *	5-10	$6,500	
No Component	90%							
Roof								
Metal Panel	98%			2046	* *	10	$33,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Lead Coated								
Skylight, Metal/Glass	2%			2053	* *	10	$1,300	
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	5%			2032	$32,100	3	$2,800	
Cast in Place Concrete	15%			LIFE	* *	5	$24,400	
Ceramic Tile	5%			2042	* *	5	$1,900	
Cork Tile	5%			2053	* *	5	$1,600	
Wood	70%			2061	* *	5	$48,700	
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$1,900	
Glass: Single Pane	5%			LIFE	* *	5	$2,800	
Gypsum Board	70%			LIFE	* *	5-10	$45,000	
Plaster	20%			LIFE	* *	5-10	$6,400	
Ceilings								
Exposed Struc: Steel	10%			LIFE	* *	10	$7,400	
Gypsum Board	65%			LIFE	* *	5-10	$83,000	
Metal Panel	15%			LIFE	* *	5	$13,900	
Plaster	10%			LIFE	* *	5-10	$6,400	
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%			2053	* *			
Site Pavements								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS INST ARTS AND SCIENCES BUILDING A
Asset # : 2400

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	15%			2046	* *			
Masonry: Granite	25%			LIFE	* *			
Pavers/Stone	60%			2046	* *			
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$100	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Electrical Room Basement							
	Explanation : One 2,000 Ampere Main Disconnect Switch							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2053	* *	5	$600	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Molded Case Bkrs	100%			2049	* *	5	$600	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	10%			2046	* *	5		
Variable Frequency Drive	90%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$700	
Lighting								
Interior Lighting								
Fluorescent	30%			2038	* *	10	$6,700	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
LED	70%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$3,000	
Exit, Battery	50%			2038	* *	10	$800	
Exterior Lighting								
LED	10%			2038	* *			
LED	90%			2038	* *			
Alarm								

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS INST ARTS AND SCIENCES BUILDING A
Asset # : 2400

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
Generic	50%			2038	* *	1	$4,600	
Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout The Building Explanation : Intrusion Alarm System								
Generic	50%			2038	* *	1	$4,600	
Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout The Building Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$15,100	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2053	* *	1		
Distribution								
Hot Wtr Piping/Pump	100%			2049	* *	4	$1,800	
Terminal Devices								
Air Handler	85%			2038	* *	1	$12,900	
Fan Coil Unit/Heat	15%			2038	* *	1	$1,200	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Heat Pump Water Sourced	95%			2034	* *			
Other Observation, Extent : N/A, Area Affected : 100% Location : Sub-basement Explanation : Geothermal System								
Window/Wall Unit	5%			2031	$4,500	1		
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2053	* *	4	$1,800	
Terminal Devices								
Air Handler/Cool/Ht	100%			2038	* *	1	$15,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$21,600	
Exhaust Fans								
Interior	100%			2043	* *	2	$800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2063	* *	1		

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS INST ARTS AND SCIENCES BUILDING A
Asset # : 2400

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater With Tanks								
Electric	100%			2033	$46,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement								
Explanation : One 65 Gallon Water Heater								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2028	$700	4	$800	
Sewage Ejector(s)								
Electric	100%			2043	* *	4	$1,000	
Backflow Preventer								
Generic	100%			2043	* *	1	$1,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cellar To The Penthouse								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
Generic	100%			2063	* *	1-2	$6,900	

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

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **STATEN IS INST ARTS AND SCIENCES BUILDING B**		
Address	: **1000 RICHMOND TERRACE SNUG HARBOR**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0028.020 / 2401**	**Yr Built/Renovated**	: **1840 /**
Area Sq Ft	: **22,400**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **10-May-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,Att**		
Block	: **76** **Lot** : **200**	**BIN**	: **5113026**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$126,900	$355,700
Interior Architecture	$1,880,000	
Total	**$2,006,900**	**$355,700**
Importance Code A	$126,900	$355,700
Importance Code B	$1,550,000	
Importance Code C	$330,000	
Total	**$2,006,900**	**$355,700**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$39,400		$31,300	$50,200
Interior Architecture	$12,700			$200
Electrical	$97,700			
Site Enclosure	$7,400			
Site Pavements	$4,100			
Total	**$161,300**		**$31,300**	**$50,300**
Importance Code A	$39,400		$31,300	$50,200
Importance Code B	$117,800			$200
Importance Code C	$4,100			
Total	**$161,300**		**$31,300**	**$50,300**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS INST ARTS AND SCIENCES BUILDING B
Asset # : 2401

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	* *	5	$29,300	
Masonry: Granite	5%	0-2	$2,800	LIFE	* *	5	$1,400	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%								
Location : Cheek Walls At Entrance Steps								
Masonry: Limestone	15%	Now	$126,900	LIFE	* *	5	$4,100	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Front Facade								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Windows								
Wood	100%			2031	$355,700	5	$62,500	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
Parapets								
Metal Cornice	100%	Now	$36,600	2060	* *			
Deteriorated Finish, Extent : Moderate, Area Affected : 65%								
Location : Throughout								
Open Joints, Extent : Moderate, Area Affected : 30%								
Location : East And West Elevations								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : North And South Elevations								
Roof								
Copper/Terne	90%			2047	* *	10	$48,900	
Skylight, Metal/Glass	10%			2042	* *	10	$7,200	
Soffits								
Stucco Cement	100%			2037	* *	5	$2,500	
Interior								
Floors								
Vinyl Tile 9" X 9"	5%	Now	$12,700	2042	* *	3	$600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Stairs								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stairs								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Stairs								
Wood	95%	Now	$1,222,100	2072	* *	5	$26,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS INST ARTS AND SCIENCES BUILDING B
Asset # : 2401

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Plaster	100%	Now	$330,000	LIFE	* *	5	$10,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Repairs in Progress, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Ceilings								
Exposed Struc: Wood	25%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Attic								
Explanation : Repairs In Progress								
Plaster	75%	Now	$328,000	LIFE	* *	5	$13,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Repairs in Progress, Extent : N/A, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%	Now	$7,400	2042	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Adjacent To Steps Leading Down To Moat Area								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout Moat Area								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Moat Area On East Side Of Building								
Site Pavements								
On-Site Walkways								
Masonry: Brick	60%	Now	$2,700	2042	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout Moat Areas								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Throughout Moat Areas								
Masonry: Granite	5%	Now	$1,500	LIFE	* *			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Main Entry Steps								
Slate	35%			LIFE	* *	5	$900	

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%	0-2	$36,000	2062	* *	1		
Corroded, Extent : Severe, Area Affected : 100%								
Location : Throughout								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS INST ARTS AND SCIENCES BUILDING B
Asset # : 2401

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Toggle Switch	100%	0-2	$29,200	2057	* *	5	$300	
Enclosure Corroded, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Wiring								
Braided Cloth	100%	0-2	$32,500	2057	* *	1		
Insulation Aged, Extent : Severe, Area Affected : 100%								
Location : Throughout								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **STATEN IS INST ARTS AND SCIENCES STATEN ISLAND MUSEUM**		
Address	: **75 STUYVESANT PLACE @ WALL ST.**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0028.000 / 4371**	**Yr Built/Renovated**	: **1917 / 1998**
Area Sq Ft	: **23,300**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **17-Nov-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Floors 1,2,3**		
Block	: **9** **Lot** : **1**	**BIN**	: **5000088**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture		$81,800
Interior Architecture	$174,000	$168,700
Electrical		$58,700
Mechanical	$574,300	$776,000
Total	**$748,200**	**$1,085,100**
Importance Code A		$292,900
Importance Code B	$667,100	$792,200
Importance Code C	$81,100	
Total	**$748,200**	**$1,085,100**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$62,800		$3,500	
Interior Architecture	$102,600			$12,500
Electrical	$3,000	$2,200	$2,200	$2,900
Mechanical	$11,900	$3,500	$11,300	$4,100
Site Enclosure	$24,100			
Site Pavements	$36,200			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$244,500**	**$9,600**	**$20,900**	**$23,500**
Importance Code A	$65,400	$2,500	$6,100	$2,500
Importance Code B	$117,200	$7,100	$14,800	$21,000
Importance Code C	$61,900			
Total	**$244,500**	**$9,600**	**$20,900**	**$23,500**

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 IS INST ARTS AND SCIENCES STATEN ISLAND MUSEUM
Asset # : 4371

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	* *	5	$54,600	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Throughout								
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Brick Cavity	10%			LIFE	* *	5	$7,300	
Masonry: Limestone	5%			LIFE	* *	5	$2,700	
Window Wall	10%			2043	* *	5	$13,600	
Windows								
Aluminum	100%			2041	* *	5	$7,100	
Parapets								
Masonry: Limestone	15%			LIFE	* *	5-10	$9,000	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 25%								
Location : Throughout								
No Component	85%							
Roof								
Copper/Terne	10%			2048	* *	10	$6,800	
Single Ply Membrane	15%	Now	$1,600	2033	$81,800			
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : Northwest Gutter								
Slate	75%			LIFE	* *	10	$20,400	
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 10%								
Location : Northeast Corner Of Main Roof								
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Soffits								
Cement - Fiber Panel	2%	0-2	$100	2033	$100			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : North Facade Ground Level								
Masonry: Limestone	98%			LIFE	* *	5	$600	
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS INST ARTS AND SCIENCES STATEN ISLAND MUSEUM
Asset # : 4371

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	60%			2029	$405,000	3	$46,900	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Basement								
Cast in Place Concrete	22%	2-4	$35,700	LIFE	* *	5	$18,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement And 3rd Floor								
Ceramic Tile	2%	4+	$900	2036	* *	5	$400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 2nd Floor Toilet Room								
Vinyl Tile	16%	0-2	$8,400	2033	$168,700	3	$2,300	
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Basement Pantry								
Other Observation, Extent : N/A, Area Affected : 30%								
Location : Basement Storage Room								
Explanation : Tiles Removed And Concrete Subfloor Exposed								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$3,000	
Gypsum Board	40%			LIFE	* *	5-10	$25,800	
Masonry: Brick	5%	4+	$7,100	LIFE	* *			
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Throughout								
Spalling, Extent : Light, Area Affected : 5%								
Location : Boiler Room								
Plaster	45%	Now	$81,100	LIFE	* *	5	$5,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Loose/Delam Surface, Extent : Severe, Area Affected : 2%								
Location : 2nd Floor Storage Room								
Vertical Cracks, Extent : Light, Area Affected : 2%								
Location : Main Gallery 1st Floor								
Ceilings								
AcousTileSusp.Lay-In	25%			2038	* *	5	$9,800	
Staining/Discoloring, Extent : Light, Area Affected : 30%								
Location : Basement								
Exposed Struc: Steel	10%			LIFE	* *	10	$7,800	
Gypsum Board	15%			LIFE	* *	5-10	$20,100	
Plaster	40%	0-2	$92,800	LIFE	* *	5	$9,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Main Gallery And Throughout								
Plywood/Hardboard	10%			2043	* *	1		
Site Enclosure								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS INST ARTS AND SCIENCES STATEN ISLAND MUSEUM
Asset # : 4371

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	38%			2043	* *			
Iron Picket	55%			2053	* *			
Masonry: Brick	5%	Now	$2,500	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Wood	2%			2031	$3,500			
Retaining Walls								
Concrete Masonry Unit	50%			2043	* *			
Masonry: Brick	36%	Now	$17,200	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : North Side Of Property								
Masonry: Fieldstone	14%	Now	$4,400	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : South Side Of Property								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$2,000	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	10%	Now	$2,100	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : North Side Steps And Throughout								
Masonry: Brick	90%	Now	$32,100	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Explanation : Vegetation								
Parking/Driveway								
Pavers/Stone	100%			2036	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : East Side Of Property								
Explanation : Gravel Lot								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$24,700	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room, First Floor								
Explanation : One 400 Ampere Main Disconnect Switch								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS INST ARTS AND SCIENCES STATEN ISLAND MUSEUM
Asset # : 4371

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2033	$42,300	5	$600	
Raceway								
Conduit	20%			2043	* *	1		
Conduit	80%			2033	$28,800	1		
Panelboards								
Molded Case Bkrs	100%			2032	$29,200	5	$600	
Wiring								
Thermoplastic	100%			2033	$32,500	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$700	
Lighting								
Interior Lighting								
Fluorescent	25%			2038	* *	10	$6,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	75%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$3,200	
Exit, Battery	50%			2038	* *	10	$900	
Exterior Lighting								
LED	10%			2038	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	$42,700	1	$8,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$58,700	1-3	$14,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Hardwired And Battery Operated Smoke Detectors Only. Tied To Intrusion Alarm Panel								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS INST ARTS AND SCIENCES STATEN ISLAND MUSEUM
Asset # : 4371

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2043	* *	1		
Natural Gas	95%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior								
Explanation : Gas Meter								
Conversion Equipment								
Radiant Heater	5%			2028	$33,200	2	$600	
Steam Boiler	95%			2031	$211,100	1	$24,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Capacity: 910 Mbh (Input)								
Distribution								
Hot Wtr Piping/Pump	10%			2041	* *	4	$200	
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Basement								
Explanation : Steam Condensate Hydronic Loop With Pump At Boiler Serving Heating Coil In Ductwork At Split Indoor Unit								
Steam Piping/Pump	85%			2033	$173,500			
No Component	5%							
Terminal Devices								
Convector/Radiator	75%			2031	$156,400	1	$6,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : 1- Pipe Steam Radiators								
Convector/Radiator	20%			2031	$41,700	1	$1,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Heating Coil In Ductwork At Basement Split Indoor Unit								
No Component	5%							
Controls								
Electrical	95%			2026	$120,200			
No Component	5%							
Air Conditioning								
Energy Source								
Electricity	100%			2032	$63,100	1		
Conversion Equipment								
Split Unit	75%	2-4	$454,100	2043	* *			
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 6 Systems (26 Tons Total):2 Condensing Units In Rear Yard And 4 On Roof At 2nd Floor; 5 Ducted Indoor Units And 1 Ductless Indoor Unit								
Split Unit	15%			2041	* *			
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : 1 System (5 Tons); New Condensing Unit In Rear Yard. Ducted Indoor Unit (Original Installation).								
No Component	10%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS INST ARTS AND SCIENCES STATEN ISLAND MUSEUM
Asset # : 4371

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
Ductwork/Diffusers	90%			LIFE	* *	2	$38,200	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	5%			LIFE	* *	2-5	$1,200	
No Component	95%							
Exhaust Fans								
Interior	5%			2028	$5,700	2		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement Toilets							
	Explanation : Ceiling Fans In Basement Toilets							
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2043	* *	1		
Galvanized Steel	40%			2031	$130,200	1		
	On Extended Life, Extent : Light, Area Affected : 100%							
	Location : Toilets							
Water Heater With Tanks								
Gas Fired	100%			2028	$16,700	2		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : 40 Gallon Unit							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
	On Extended Life, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Sump Pump(s)								
Submersible	100%			2027	$700	4	$700	
Backflow Preventer								
Generic	100%			2043	* *	1	$1,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement To 3rd Floor.							
	Explanation : 1 Unit							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **STATEN ISLAND CHILDREN'S MUSEUM BLDG O (BARN)**		
Address	: **1000 RICHMOND TERRACE SNUG HARBOR**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0029.010 / 13438**	**Yr Built/Renovated**	: **1891 / 2001**
Area Sq Ft	: **10,000**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **03-Nov-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2**		
Block	: **76** **Lot** : **200**	**BIN**	: **5113026**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Interior Architecture	$51,500	
Total	**$51,500**	
Importance Code B	$51,500	
Total	**$51,500**	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$18,200		$13,000	
Interior Architecture	$35,300		$800	
Electrical	$5,200	$900	$1,100	$1,100
Mechanical	$43,000	$3,200	$5,200	$2,500
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$105,700**	**$8,100**	**$23,900**	**$7,600**
Importance Code A	$18,700	$500	$13,500	$500
Importance Code B	$76,300	$7,600	$10,100	$7,100
Importance Code C	$10,700		$400	
Total	**$105,700**	**$8,100**	**$23,900**	**$7,600**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BLDG O (BARN)
Asset # : 13438

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	65%			LIFE	* *	5	$26,100	
Masonry: Fieldstone	20%			LIFE	* *	5	$6,000	
Metal Panel	10%			2043	* *	5-10	$13,800	
Wood	5%			2038	* *	5	$5,000	
Windows								
Wood	100%			2041	* *	5	$26,000	
Roof								
Built-Up (BUR)	5%	Now	$2,200	2033	$10,800			
Water Penetration, Extent : Severe, Area Affected : 50%								
Location : Below Water Tower								
Copper/Terne	70%			2048	* *	10	$33,200	
Plaza Roof: Stone Panels	20%			2053	* *			
Skylight, Metal/Glass	5%			2043	* *	10	$3,200	
Soffits								
Wood	100%			2038	* *	5	$69,700	
Interior								
Floors								
Cast in Place Concrete	40%	0-2	$51,500	LIFE	* *	5	$13,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout 1st Floor								
Ceramic Tile	5%			2036	* *	5	$800	
Slate	15%			LIFE	* *	5	$4,900	
Wood	40%	Now	$7,200	2048	* *	5	$5,800	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Main Room 2nd Floor								
Interior Walls								
Cast in Place Concrete	3%	Now	$1,400	LIFE	* *			
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout 1st Floor At Window Wells								
Ceramic Tile	6%			2036	* *	5	$700	
Folding Partition	2%			2049	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Classroom								
Explanation : Folding Partition								
Glass: Single Pane	3%			LIFE	* *	5	$600	
Gypsum Board	34%			LIFE	* *	5-10	$7,100	
Masonry: Brick	15%			LIFE	* *	10	$600	
SGFT/Glazed Masonry	34%			LIFE	* *	10	$2,100	
Wood	3%			LIFE	* *	5	$3,000	
Ceilings								
AcousTileSusp.Lay-In	40%			2038	* *	5	$6,200	
Exposed Struc: Concrete	2%			LIFE	* *	5-10	$400	
Exposed Struc: Steel	10%			LIFE	* *	10	$3,100	
Exposed Struc: Wood	45%			LIFE	* *	10	$10,500	
Gypsum Board	3%			LIFE	* *	5-10	$1,600	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BLDG O (BARN)
Asset # : 13438

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2053	* *			
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	75%			2038	* *			
Pavers/Stone	25%			2036	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2043	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room In Building M								
Explanation : One 600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2043	* *	5	$300	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Molded Case Bkrs	100%			2041	* *	5	$300	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
Lighting								
Interior Lighting								
Fluorescent	60%			2033	$41,500	10	$5,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2033	$6,900	10	$900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	2%			2028	$1,200	2		
LED	28%			2033	$17,500			

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BLDG O (BARN)
Asset # : 13438

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	60%	Now	$3,900	2038	* *			
Not Functioning, Extent : Moderate, Area Affected : 60%								
Location : 10 Battery Pack Emergency Lights Are Not Operational Throughout The Building								
Exit, Battery	40%			2033	$4,500	10	$300	
Exterior Lighting								
HID	10%			2033	$4,600	10		
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2048	* *	5	$200	
Alarm								
Security System								
Generic	50%			2033	$9,200	1	$1,900	
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2033	$9,200	1	$1,900	
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$25,200	1-3	$6,300	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2046	* *	1	$4,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Ground Floor Boiler Room								
Explanation : 1 Unit								
Distribution								
Hot Wtr Piping/Pump	100%			2049	* *	4	$700	
Terminal Devices								
Air Handler	70%			2038	* *	1	$4,300	
Convector/Radiator	30%			2046	* *	1	$1,000	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BLDG O (BARN)
Asset # : 13438

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2038	* *	1	$4,600	
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2053	* *	4	$700	
Terminal Devices								
Air Handler/Cool/Ht	100%			2038	* *	1	$6,200	
Heat Rejection								
Dry Cooler	25%			2038	* *	2	$1,700	
Water Cooling Tower	75%	0-2	$37,000	2038	* *	2	$6,000	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Mechanical Room								
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Mechanical Room								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$8,800	
Exhaust Fans								
Interior	100%			2038	* *	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Electric	100%			2031	$46,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 80 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	$200	
Sewage Ejector(s)								
Electric	100%			2033	$5,100	4	$600	
Backflow Preventer								
Generic	100%			2038	* *	1	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Installed In Janitor Closet								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Ground To The First Floor								
Explanation : One Unit								

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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 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
Fire Suppression								
Sprinkler								
Generic	100%			2053	* *	1-2	$2,800	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **STATEN ISLAND CHILDREN'S MUSEUM BUILDING M**
Address : **1000 RICHMOND TERRACE SNUG HARBOR**
Borough : **STATEN ISLAND**
Agency's Number : **N/A**
Program / Asset # : **DCA0029.000 / 3007**
Yr Built/Renovated : **1913 / 2014**
Area Sq Ft : **15,456**
Project Type : **CULTURAL AFFAIRS**
Date of Survey : **03-Nov-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **76** **Lot** : **200** **BIN** : **5113026**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$1,081,600	$221,400
Interior Architecture		$124,800
Mechanical	$222,700	$898,700
Site Pavements	$91,500	
Total	**$1,395,800**	**$1,245,000**
Importance Code A	$1,081,600	$221,400
Importance Code B	$222,700	$1,023,500
Importance Code C	$91,500	
Total	**$1,395,800**	**$1,245,000**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$83,300			
Interior Architecture	$92,500		$600	$2,900
Electrical	$8,100	$1,400	$1,800	$1,600
Mechanical	$30,500	$3,500	$4,500	$3,900
Site Enclosure	$1,500			
Site Pavements	$1,500			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$221,200**	**$8,900**	**$10,800**	**$12,400**
Importance Code A	$84,100	$900	$900	$900
Importance Code B	$110,000	$8,000	$9,900	$11,500
Importance Code C	$27,100			
Total	**$221,200**	**$8,900**	**$10,800**	**$12,400**

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 CHILDREN'S MUSEUM BUILDING M
Asset # : 3007

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	$83,000	
Masonry: Brick	80%	Now	$890,400	LIFE	* *	5	$221,400	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Above 3rd Floor Windows								
Masonry: Limestone	5%			LIFE	* *	5	$20,800	
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Sandstone	5%	0-2	$78,400	LIFE	* *	5	$10,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : South And West Facades								
Window Wall	7%			2043	* *	5	$72,700	
Windows								
Wood	100%	0-2	$112,800	2041	* *	5	$16,500	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : First Floor								
Deteriorated Finish, Extent : Moderate, Area Affected : 60%								
Location : First Floor								
Water Penetration, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Roof								
Cast in Place Concrete	5%			LIFE	* *	10	$1,300	
Other Observation, Extent : N/A, Area Affected : 25%								
Location : Over Connector Basement								
Explanation : Concrete With Glass Block Units								
Copper/Terne	50%	Now	$9,900	2048	* *			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Metal Panel	5%	Now	$500	2038	* *			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Modified Bitumen	30%	0-2	$19,700	2038	* *			
Worn/Eroded, Extent : Moderate, Area Affected : 40%								
Location : Low Roof								
Panel/Paver: Cer/Brk	5%			2043	* *	10	$1,000	
Skylight, Metal/Glass	5%			2043	* *	10	$2,600	
Soffits								
Metal Panel	100%			2043	* *	5-10		
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Throughout Connector								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BUILDING M
Asset # : 3007

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	20%			2029	$79,900	3	$9,300	
Cast in Place Concrete	5%			LIFE	* *	5	$5,100	
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Throughout Basement								
Ceramic Tile	5%			2036	* *	5	$1,200	
Sheet Vinyl/Rubber	15%			2038	* *	5	$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd And 3rd Floor Circulation Core								
Explanation : Recent Installation								
Slate	5%			LIFE	* *	5	$2,500	
Vinyl Tile	20%	Now	$2,500	2033	$124,800	3	$1,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Basement Mechanical Area								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Basement Mechanical Area								
Wood	30%	0-2	$20,200	2048	* *	5	$6,500	
Other Observation, Extent : Light, Area Affected : 5%								
Location : 3rd Floor								
Explanation : Warped Boards								
Interior Walls								
Cast in Place Concrete	10%	0-2	$4,400	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Workshop In Basement								
Gypsum Board	60%	Now	$12,200	LIFE	* *	5	$10,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout 3rd Floor And Stair								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Throughout 3rd Floor And Stair								
Plaster	20%	Now	$7,100	LIFE	* *	5	$1,800	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Stair, East Windows On Third Floor								
Plywood/Hardboard	10%			LIFE	* *	10	$300	
Ceilings								
AcousTileConcealSpLn	5%			2038	* *	5	$1,400	
Exposed Struc: Concrete	10%			LIFE	* *	5-10	$2,900	
Exposed Struc: Steel	5%			LIFE	* *	10	$2,300	
Gypsum Board	45%			LIFE	* *	5-10	$35,800	
Plaster	35%	Now	$12,000	LIFE	* *	5	$5,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout 3rd Floor								
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%	Now	$1,500	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Front Ramp								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BUILDING M
Asset # : 3007

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	25%	2-4	$1,500	2038	* *			
Sinking/Subsiding, Extent : Light, Area Affected : 2%								
Location : Sunken Plaza								
Pavers/Stone	75%	Now	$91,500	2036	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Activity Yard								
Cast in Place Concrete	50%			2038	* *			
Rubber Matting	50%			2033				

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$24,700	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$42,300	5	$100	
Raceway								
Conduit	50%			2033	$18,000	1		
Conduit	50%			2053	* *	1		
Panelboards								
Molded Case Bkrs	30%			2049	* *	5	$100	
Molded Case Bkrs	70%			2032	$13,600	5	$300	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$46,300	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$500	
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
STATEN ISLAND CHILDREN'S MUSEUM BUILDING M
Asset # : 3007

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	50%			2038	* *	10	$7,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 50%								
Location : Throughout The Building								
Fluorescent	39%			2038	* *	10	$5,500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Lobby And Stairway								
HID	1%			2033		10		
LED	10%			2041	* *			
Egress Lighting								
Emergency, Battery	50%	Now	$6,300	2038	* *			
Not Functioning, Extent : Moderate, Area Affected : 50%								
Location : 15 Battery Pack Emergency Lights Are Not Operational								
Exit, Battery	50%			2033	$10,700	10	$500	
Exterior Lighting								
LED	10%			2033	$8,100			
No Component	90%							
Alarm								
Security System								
Generic	50%			2038	* *	1	$2,900	
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Generic	50%			2038	* *	1	$2,900	
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$9,500	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Steam Comes From Snug Harbor Power Plant								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BUILDING M
Asset # : 3007

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	50%			2042	* *	1	$4,400	
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Basement								
Explanation : 1 Unit								
Heat Exchanger, Plate & Frame	50%			2036	* *	1	$4,400	
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Basement								
Explanation : 1 Unit								
Distribution								
Hot Wtr Piping/Pump	90%	Now	$10,300	2041	* *	4	$800	
Insul. Deteriorating, Extent : Severe, Area Affected : 30%								
Location : All Piping In Basement								
Not in Service, Extent : Severe, Area Affected : 30%								
Location : 1 Out Of 3 Booster Pumps, Basement								
Steam Piping/Pump	10%	Now	$14,000	2063	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : 2 Vacuum Condensate Units - 1 Obsolete, 1 On Extended Life								
Terminal Devices								
Air Handler	60%			2033	$197,600	1	$6,700	
Convector/Radiator	40%			2038	* *	1	$2,300	
Controls								
Pneumatic	100%	Now	$145,900	2031	$291,700			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Air Conditioning								
Energy Source								
District Chilled Water	100%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Chilled Water From Power House - Building L								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	$2,800	2043	* *	4	$900	
Insul. Deteriorating, Extent : Severe, Area Affected : 30%								
Location : Basement								
Terminal Devices								
Air Handler/Cool/Ht	100%			2033	$339,500	1	$11,100	
Ventilation								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BUILDING M
Asset # : 3007

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$76,900	LIFE	* *	2-5	$10,000	
Inadequate Supply, Extent : Severe, Area Affected : 30%								
Location : 3rd Floor								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : 2nd Floor								
Explanation : System Needs Rebalancing								
Exhaust Fans								
Interior	90%			2033	$69,800	2	$500	
Wall Unit	10%			2033	$800	2	$100	
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Repair Shop, Basement								
Explanation : 1 Unit								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Electric	100%			2031	$46,200	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 80 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$500	4	$500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	30%							
Generic	70%			2043	* *	1-2	$3,500	

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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: STATEN ISLAND ZOOLOGICAL SOCIETY CHILDREN'S CAROUSEL		
Address	: 614 BROADWAY		
Borough	: STATEN ISLAND	**Agency's Number**	: N/A
Program / Asset #	: DCA0003.120 / 14808	**Yr Built/Renovated**	: 2014 /
Area Sq Ft	: 1,300	**Project Type**	: CULTURAL AFFAIRS
Date of Survey	: 16-Mar-2022	**Landmark Status**	: NONE
Areas Surveyed	: Roof, Floors 1		
Block	: 314 **Lot** : 70	**BIN**	: 5106733

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture				
Interior Architecture	$7,300		$2,700	
Electrical				
Total	**$7,300**		**$2,700**	
Importance Code A				
Importance Code B	$7,200		$2,700	
Importance Code C	$100			
Total	**$7,300**		**$2,700**	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY CHILDREN'S CAROUSEL
Asset # : 14808

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glass: Special Gauge	100%			LIFE	* *	1		
Roof								
Fiberglass Panel	100%			2042	* *	1		
Soffits								
Metal Panel	100%			2053	* *	5-10	$8,700	
Interior								
Floors								
Steel Grating	60%			2053	* *	1		
Wood	40%			2061	* *	5	$5,300	
Interior Walls								
Plywood/Hardboard	10%			LIFE	* *	10	$100	
No Component	90%							
Ceilings								
Exposed Struc: Steel	100%			LIFE	* *	10	$7,200	
Site Enclosure								
Fence/Gates								
Exposed Struc: Steel	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Steel Handrails								
Site Pavements								
On-Site Walkways								
Steel Grating	100%			2059	* *	1		

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2059	* *	1		
Panelboards								
Molded Case Bkrs	100%			2055	* *	5		
Wiring								
Thermoplastic	100%			2059	* *	1		
Motor Controllers								
Locally Mounted	100%			2050	* *	5		
Lighting								
Interior Lighting								
LED	100%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2041	* *	10	$200	
Exit, LED	50%			2068	* *	1		
Exterior Lighting								
LED	20%			2041	* *			
No Component	80%							

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Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific 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 CHILDREN'S CAROUSEL
Asset # : 14808

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2063	* *	1		

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Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **STATEN ISLAND ZOOLOGICAL SOCIETY HORSE BARN**		
Address	: **614 BROADWAY BARRETT PARK**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0003.110 / 13598**	**Yr Built/Renovated**	: **2005 /**
Area Sq Ft	: **3,000**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **16-Mar-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **314** **Lot** : **70**	**BIN**	: **5106733**

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$300		$27,400	
Interior Architecture	$30,000		$600	
Electrical	$1,900	$100	$100	$200
Mechanical	$100	$100	$100	$100
Total	**$32,200**	**$200**	**$28,200**	**$300**
Importance Code A	$300		$27,400	
Importance Code B	$17,000	$200	$800	$300
Importance Code C	$15,000			
Total	**$32,200**	**$200**	**$28,200**	**$300**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY HORSE BARN
Asset # : 13598

Architecture	Current Repair			Future Replacement			Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
Wood	100%			2046	* *		5	$34,400	
Deteriorated Finish, Extent : Light, Area Affected : 20%									
Location : Throughout									
Windows									
Aluminum	100%			2049	* *		5	$500	
Roof									
Metal Panel	100%			2046	* *		10	$10,200	
Soffits									
Metal Panel	100%			2053	* *		5-10		
Interior									
Floors									
Cast in Place Concrete	85%			LIFE	* *		5	$16,700	
Wood	15%			2061	* *		5	$1,300	
Other Observation, Extent : Light, Area Affected : 15%									
Location : Mezzanine Level									
Explanation : Used As Hay Loft									
Interior Walls									
Gypsum Board	10%			LIFE	* *		5-10	$700	
Wood	90%			LIFE	* *		5	$29,000	
Ceilings									
Exposed Struc: Wood	100%			LIFE	* *		10	$6,700	
Site Enclosure									
Fence/Gates									
Wood	100%			2031					

Electrical	Current Repair			Future Replacement			Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2033		$3,700	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 200 Ampere Main Disconnect Switch									
Raceway									
Conduit	100%			2033		$4,300	1		
Panelboards									
Fused Disc Sw	5%			2032		$500	5		
Molded Case Bkrs	95%			2032		$9,300	5	$100	
Wiring									
Thermoplastic	100%			2033		$8,800	1		
Motor Controllers									
Locally Mounted	100%			2031		$11,200	5		
Lighting									

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY HORSE BARN
Asset # : 13598

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	50%			2028	$10,400	10	$1,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Compact Flourescent Lamps								
LED	50%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$2,500	10	$400	
Exit, Service	50%			2028	$500	1		
Exterior Lighting								
LED	20%			2041	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$1,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exterior Only								
Explanation : Cameras Security System								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	100%			2033	$5,700	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Electric	100%			2031	$23,100	4		
Sanitary Piping								
Cast Iron	10%			LIFE	* *	1		
No Component	90%							
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2038	* *	1	$200	
Fire Suppression								
Sprinkler								
No Component	30%							
Generic	70%			2053	* *	1-2	$600	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: STATEN ISLAND ZOOLOGICAL SOCIETY HOSPITAL BUILDING		
Address	: 614 BROADWAY BARRETT PARK		
Borough	: STATEN ISLAND	**Agency's Number**	: N/A
Program / Asset #	: DCA0003.030 / 2322	**Yr Built/Renovated**	: 1984 / 2013
Area Sq Ft	: 6,400	**Project Type**	: CULTURAL AFFAIRS
Date of Survey	: 16-Mar-2022	**Landmark Status**	: NONE
Areas Surveyed	: Roof, Floors 1		
Block	: 314 **Lot** : 70	**BIN**	: 5106734

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$118,000	
Interior Architecture	$81,700	
Electrical		$19,700
Mechanical		$300,900
Total	**$199,700**	**$320,600**
Importance Code A	$118,000	$68,900
Importance Code B	$81,700	$251,700
Total	**$199,700**	**$320,600**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$67,500		$1,300	
Interior Architecture	$18,200		$1,200	$200
Electrical	$700	$400	$400	$600
Mechanical	$10,400	$1,600	$2,100	$1,600
Site Enclosure	$8,000			
Total	**$104,800**	**$2,000**	**$4,900**	**$2,400**
Importance Code A	$74,300	$300	$1,600	$300
Importance Code B	$16,200	$1,600	$3,400	$2,100
Importance Code C	$14,200			
Total	**$104,800**	**$2,000**	**$4,900**	**$2,400**

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Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY HOSPITAL BUILDING
Asset # : 2322

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	$51,100	LIFE	* *	5	$12,700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Window Wall	15%			2053	* *	5	$8,400	
Windows								
Aluminum	100%			2049	* *	5	$200	
Parapets								
Cast Stone/Terra Cotta	10%	Now	$22,600	LIFE	* *	5	$1,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Masonry: Brick	40%			LIFE	* *	5-10	$5,800	
No Component	50%							
Roof								
Metal Panel	5%			2046	* *	10	$1,300	
Single Ply Membrane	35%			2038	* *	10	$4,800	
Sloped Glazing	15%	Now	$67,000	LIFE	* *	5	$27,500	
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Synthetic Slate/Cedar	45%	Now	$39,700	2042	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Roof Area								
Split/Cracked, Extent : Severe, Area Affected : 10%								
Location : Roof Area								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$2,200	
Ceramic Tile	5%			2042	* *	5	$500	
Terrazzo	90%	0-2	$81,700	LIFE	* *	5	$7,000	
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Interior Walls								
Concrete Masonry Unit	60%			LIFE	* *	5	$6,500	
Plaster	40%			LIFE	* *	5-10	$4,600	
Ceilings								
AcousTileSusp.Lay-In	25%			2046	* *	5	$2,500	
Exposed Struc: Concrete	25%			LIFE	* *	5-10	$3,100	
Gypsum Board	25%			LIFE	* *	5-10	$8,500	
Plaster	25%			LIFE	* *	5-10	$4,300	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2053	* *			
Free Standing Walls								
Masonry: Brick	100%	2-4	$8,000	2053	* *			
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								

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Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY HOSPITAL BUILDING
Asset # : 2322

Electrical	Current Repair		Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years) / Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	90%		2033	$6,600	5		
Other Observation, Extent : Light, Area Affected : 100%							
Location : Electrical Room							
Explanation : One 400 Ampere Main Disconnect Switch							
Fused Disc Sw	10%		2033	$700	5		
Other Observation, Extent : Light, Area Affected : 100%							
Location : Electrical Room							
Explanation : One 100 Ampere Main Disconnect Switch For Emergency							
Raceway							
Conduit	100%		2033	$9,700	1		
Panelboards							
Fused Disc Sw	5%		2032	$1,000	5		
Molded Case Bkrs	95%		2032	$18,500	5	$200	
Wiring							
Thermoplastic	100%		2033	$11,900	1		
Motor Controllers							
Locally Mounted	100%		2031	$28,900	5		
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	$200	
Lighting							
Interior Lighting							
Fluorescent	20%		2033	$19,700	10	$1,200	
Other Observation, Extent : Light, Area Affected : 100%							
Location : New Addition							
Explanation : T-8 Lamps							
Fluorescent	80%		2041	* *	10	$4,900	
Other Observation, Extent : Light, Area Affected : 100%							
Location : Throughout The Building							
Explanation : T-8 Lamps							
Egress Lighting							
Emergency, Service	45%		2041	* *	1		
Emergency, Battery	10%		2028	$1,100	10	$200	
Exit, LED	35%		2068	* *	1		
Exit, Service	10%		2028	$300	1		
Exterior Lighting							
LED	20%		2041	* *			
No Component	80%						
Alarm							
Fire/Smoke Detection							
Generic, Digital	100%		2033	$16,100	1-3	$4,100	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY HOSPITAL BUILDING
Asset # : 2322

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		
Conversion Equipment								
Hot Water Boiler	100%	0-2	$6,900	2031	$68,900	1	$3,000	
Obsolete Equipment, Extent : Severe, Area Affected : 60%								
Location : Boiler For Old Section Appears To Be Undersized								
Other Observation, Extent : Light, Area Affected : 100%								
Location : One Unit For Old Section And One For New Section								
Explanation : Two Units								
Distribution								
Hot Wtr Piping/Pump	100%			2032	$14,200	4	$500	
Terminal Devices								
Air Handler	100%			2028	$122,000	1	$4,100	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2028	$47,800	1	$1,500	
R-22 Refrigerant, Extent : Light, Area Affected : 50%								
Location : Outside On The Ground								
Reciprocating Compr/Chiller	50%			2038	* *	1	$1,500	
R-22 Refrigerant, Extent : Light, Area Affected : 50%								
Location : Outside On The Ground								
Terminal Devices								
Air Handler/Dir Expansion	50%			2028	$62,200	1		
Air Handler/Dir Expansion	50%			2038	* *	1		
Heat Rejection								
Air Cooled Condenser Unit	50%			2028	$9,400	2	$2,300	
Air Cooled Condenser Unit	50%			2033	$9,400	2	$2,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$5,900	
Exhaust Fans								
Roof	100%			2033	$12,600	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2053	* *	1		
Galvanized Steel	50%			2031	$41,400	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$16,700	2		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY HOSPITAL BUILDING
Asset # : 2322

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2038	* *	1	$400	
Fixtures								
Generic	100%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING**		
Address	: **614 BROADWAY BARRETT PARK**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0003.010 / 2321**	**Yr Built/Renovated**	: **1935 / 2006**
Area Sq Ft	: **42,760**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **16-Mar-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2**		
Block	: **314** **Lot** : **70**	**BIN**	: **5106733**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$271,000	$105,100
Interior Architecture	$301,000	$1,327,400
Electrical		$538,900
Mechanical	$172,700	$2,784,100
Site Pavements	$123,200	
Total	**$867,900**	**$4,755,600**
Importance Code A	$271,000	$105,100
Importance Code B	$535,600	$4,456,900
Importance Code C	$61,300	$193,500
Total	**$867,900**	**$4,755,600**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$48,700		$6,000	
Interior Architecture	$184,600		$3,200	$9,400
Electrical	$9,200	$7,000	$9,900	$7,800
Mechanical	$25,300	$16,900	$22,100	$12,100
Site Enclosure	$1,800			
Site Pavements	$24,300			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$297,900**	**$27,800**	**$45,200**	**$33,200**
Importance Code A	$52,800	$4,200	$10,200	$4,200
Importance Code B	$139,500	$23,600	$34,900	$26,500
Importance Code C	$105,500			$2,400
Total	**$297,900**	**$27,800**	**$45,200**	**$33,200**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING
Asset # : 2321

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%	Now	$3,600	LIFE	* *	5	$7,200	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : South Wing								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
Location : Exterior Walls At Parapet Level								
Masonry: Brick	90%	Now	$165,900	LIFE	* *	5	$41,300	
Diagonal Cracks, Extent : Light, Area Affected : 5%								
Location : Reptile Wing, West Wing								
Expansion Joint Failure, Extent : Moderate, Area Affected : 30%								
Location : Chimney								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Facades								
Masonry: Granite	3%	0-2	$2,100	LIFE	* *	5	$1,000	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Maintenance Areas								
Granite Panels	3%			LIFE	* *	5	$2,100	
Window Wall	2%			2053	* *	5	$3,400	
Windows								
Aluminum	94%			2049	* *	5	$4,000	
Metal Louvers	1%			2042	* *	10	$300	
Wood	5%			2049	* *	5	$2,100	
Parapets								
Masonry: Brick	33%			LIFE	* *	5-10	$5,800	
Pre-Cast Concrete	7%			LIFE	* *	5	$2,300	
No Component	60%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Slate Roof								
Roof								
Built-Up (BUR)	30%			2038	* *	10	$19,700	
Metal Panel	5%			2046	* *	10	$6,000	
Skylight, Metal/Glass	3%			2063	* *	10	$6,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Slate	50%			LIFE	* *	10	$32,800	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Sloped Glazing	12%			LIFE	* *	5	$210,200	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Roof Area								
Soffits								
Glass: Special Gauge	45%			LIFE	* *	1		
Metal Panel	30%			2053	* *	5-10		
Stucco Cement	25%			2038	* *	5		
Interior								

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Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific 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
Interior								
Floors								
Carpet	12%	Now	$6,600	2032	$131,400	3	$11,400	
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
Location : 2nd Floor Office								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Office								
Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
Location : 2nd Floor Office								
Cast in Place Concrete	25%	Now	$26,300	LIFE	* *	5	$34,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Basement								
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Throughout Basement								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Boiler Room								
Ceramic Tile	10%			2042	* *	5	$6,300	
Quarry Tile	5%			2046	* *	5	$4,800	
Sheet Vinyl/Rubber	28%	Now	$226,800	2033	$1,133,900	5	$13,300	
Misaligned/Bulging, Extent : Light, Area Affected : 1%								
Location : Reptile Wing								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 15%								
Location : Basement Lecture Hall								
Seams Open/Split, Extent : Severe, Area Affected : 5%								
Location : Basement Lecture Hall								
Worn/Eroded, Extent : Severe, Area Affected : 25%								
Location : Throughout Basement								
Traffic Topping	10%			2038	* *	5	$7,900	
Vinyl Tile	10%			2038	* *	3	$2,400	
Interior Walls								
Cast in Place Concrete	5%	Now	$18,200	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room And Throughout Basement								
Ceramic Tile	5%			2042	* *	5	$4,900	
Concrete Masonry Unit	5%			LIFE	* *	5	$3,900	
Fabric on Framing	2%	Now	$9,700	2031	$193,500	5	$500	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Africa Wing								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Africa Wing								
Explanation : Carpet On Wall								
Glass: Special Gauge	18%			LIFE	* *	1		
Gypsum Board	30%			LIFE	* *	5-10	$50,000	
Masonry: Brick	5%			LIFE	* *	10	$1,500	
Plaster	20%			LIFE	* *	5-10	$16,700	
SGFT/Glazed Masonry	10%			LIFE	* *	10	$4,900	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING
Asset # : 2321

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	30%	Now	$6,200	2038	* *	5	$9,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Throughout Basement								
Staining/Discoloring, Extent : Light, Area Affected : 100%								
Location : Throughout Basement								
Exposed Struc: Concrete	8%	Now	$74,200	LIFE	* *	5	$800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement								
Exposed Struc: Steel	2%			LIFE	* *	10	$2,500	
Exposed Struc: Wood	5%			LIFE	* *	10	$4,800	
Gypsum Board	30%			LIFE	* *	5-10	$65,400	
Plaster	25%			LIFE	* *	5-10	$27,200	
Site Enclosure								
Fence/Gates								
Chain Link	95%			2053	* *			
Iron Picket	5%	Now	$1,800	2053	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Main Gate								
Deteriorated Finish, Extent : Moderate, Area Affected : 90%								
Location : Main Gate								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	30%			2046	* *			
Pavers/Stone	70%	Now	$62,000	2042	* *			
Sinking/Subsiding, Extent : Moderate, Area Affected : 10%								
Location : Along Broadway								
On-Site Walkways								
Asphalt	50%	Now	$24,300	2036	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Cast in Place Concrete	10%			2046	* *			
Pavers/Stone	40%	2-4	$61,300	2042	* *			
Sinking/Subsiding, Extent : Light, Area Affected : 5%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING
Asset # : 2321

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2043	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 1,200 Ampere Main Disconnect Switches								
Fused Disc Sw	30%			2043	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 1,200 Ampere Main Disconnect Switches For Emergency								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2043	* *	5	$1,100	
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Fused Disc Sw	5%			2041	* *	5	$100	
Molded Case Bkrs	95%			2041	* *	5	$1,100	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	80%			2038	* *	5	$200	
Variable Frequency Drive	20%			2050	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	$13,200	
Generators								
Diesel	100%			2036	* *	1	$16,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside The Building								
Explanation : One 600 Kilowatts								
Batteries								
Lead/Acid	100%			2026	$2,400	5	$1,600	
Fuel Storage								
Main Tank	100%			2048	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Outside The Building								
Explanation : One 300 Gallon Tank								
Lighting								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING
Asset # : 2321

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	30%			2033	$211,700	10	$11,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	20%			2033	$141,100	10	$7,800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
HID	5%			2033		10	$100	
LED	45%			2041	* *			
Egress Lighting								
Emergency, Service	50%			2033	$12,700	1		
Emergency, Battery	5%			2033	$3,500	10	$500	
Exit, LED	40%			2048	* *	1		
Exit, Service	5%			2033	$900	1		
Exterior Lighting								
HID	5%			2033	$9,700	10		
LED	15%			2041	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2033	$78,400	1	$16,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Interior And Exterior								
Explanation : Cameras Security System								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$107,700	1-3	$27,100	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		
Conversion Equipment								
Steam Boiler	100%			2046	* *	1	$41,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 5 Units								
Distribution								
Hot Wtr Piping/Pump	80%			2041	* *	4	$2,500	
Central Plant Steam Piping/Pmp	20%			2043	* *	4	$400	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING
Asset # : 2321

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	20%	0-2	$77,800	2033	$155,600	1	$4,700	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement. Equipment On Extended Life. Constantly Breaking Down								
Air Handler	50%			2033	$389,100	1	$13,100	
Convector/Radiator	20%			2031	$67,600	1	$2,700	
Unit Heater - Steam	10%			2033	$23,500	4	$600	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2033	$610,100	1	$19,600	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2053	* *	4	$3,100	
Terminal Devices								
Air Handler/Cool/Ht	80%			2033	$641,900	1	$21,000	
Air Handler/Cool/Ht	20%			2028	$160,500	1	$5,200	
Heat Rejection								
Dry Cooler	100%	0-2	$94,900	2033	$189,800	2	$23,600	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Side Of Building.								
Explanation : Equipment In Poor Condition								
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	* *	2-5	$22,400	
Ductwork/Diffusers	40%			LIFE	* *	2-5	$15,000	
Exhaust Fans								
Interior	70%			2038	* *	2	$900	
Roof	30%			2033	$24,100	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2053	* *	1		
Galvanized Steel	70%			2031	$369,500	1		
HW Heat Exchanger								
Steam Fired	100%			2033	$200,000	4	$6,300	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2026	$1,300	4	$1,400	
Sewage Ejector(s)								
Electric	100%			2033	$21,900	4	$2,600	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING
Asset # : 2321

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Backflow Preventer								
Generic	100%			2033	$18,500	1	$2,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement To The Second Floor								
Explanation : Elevator Is Not Working								
Fire Suppression								
Sprinkler								
No Component	60%							
Generic	40%			2043	* *	1-2	$4,700	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: STATEN ISLAND ZOOLOGICAL SOCIETY MAINTENANCE/COMMISSARY BLDG.		
Address	: 614 BROADWAY BARRETT PARK		
Borough	: STATEN ISLAND	**Agency's Number**	: N/A
Program / Asset #	: DCA0003.020 / 2164	**Yr Built/Renovated**	: 1935 / 1983
Area Sq Ft	: 4,800	**Project Type**	: CULTURAL AFFAIRS
Date of Survey	: 16-Mar-2022	**Landmark Status**	: NONE
Areas Surveyed	: Roof, Floors 1		
Block	: 314 **Lot** : 70	**BIN**	: 5141695

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$993,800	$52,800
Interior Architecture	$65,100	
Total	**$1,058,800**	**$52,800**
Importance Code A	$993,800	$52,800
Importance Code B	$65,100	
Total	**$1,058,800**	**$52,800**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$20,400			
Interior Architecture	$51,200			$5,700
Electrical	$500			$100
Mechanical	$900	$200	$400	$200
Total	**$72,900**	**$200**	**$400**	**$6,000**
Importance Code A	$20,600	$200	$200	$200
Importance Code B	$49,500		$200	$1,200
Importance Code C	$2,700			$4,600
Total	**$72,900**	**$200**	**$400**	**$6,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126

STATEN ISLAND ZOOLOGICAL SOCIETY MAINTENANCE/COMMISSARY BLDG.

Asset # : 2164

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	2-4	$212,200	LIFE	* *	5	$52,800	
Diagonal Cracks, Extent : Light, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
Wood	100%	Now	$142,400	2041	* *	5	$30,200	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	10%	Now	$20,400	LIFE	* *	5	$8,900	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	90%	4+	$63,900	LIFE	* *	5	$10,300	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
Location : Throughout								
Roof								
Built-Up (BUR)	27%			2038	* *	10	$11,100	
Single Ply Membrane	70%	Now	$575,300	2043	* *			1
Blisters, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Patching Evident, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Seams Open/Split, Extent : Severe, Area Affected : 15%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 100%								
Location : Workshop								
Skylight, Plastic	3%			2038	* *	1		
Soffits								
Stucco Cement	50%			2046	* *	5		
Wood	50%			2038	* *	5		
Interior								
Floors								
Cast in Place Concrete	55%			LIFE	* *	5	$52,700	
Paint Peeling, Extent : Light, Area Affected : 25%								
Location : Throughout Maintenance Space								
Ceramic Tile	10%			2042	* *	5	$2,200	
Terrazzo	35%			LIFE	* *	5	$12,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY MAINTENANCE/COMMISSARY BLDG.
Asset # : 2164

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	50%			2042	* *	5	$9,200	
Masonry: Brick	50%			LIFE	* *	10	$2,700	
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Ceilings								
Gypsum Board	5%	Now	$3,700	LIFE	* *	5	$1,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Maintenance Areas								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Maintenance Areas								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Maintenance Areas								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Maintenance Areas								
Metal Panel	45%			LIFE	* *	5	$24,600	
Plaster	50%	Now	$65,100	LIFE	* *	5	$6,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Maintenance Areas								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Maintenance Areas								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Maintenance Areas								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2053	* *			
Wood	50%			2034	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Polyvinyl Chloride								
Site Pavements								
On-Site Walkways								
Asphalt	50%			2042	* *			
Cast in Place Concrete	10%			2046	* *			
Pavers/Stone	40%			2042	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$3,700	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 200 Ampere Main Disconnect Switch								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY MAINTENANCE/COMMISSARY BLDG.
Asset # : 2164

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2033	$4,300	1		
Panelboards								
Fused Disc Sw	5%			2032	$500	5		
Molded Case Bkrs	95%			2032	$9,300	5	$100	
Wiring								
Thermoplastic	100%			2033	$8,800	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2038	* *	10	$4,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	40%			2028	$3,100	10	$500	
Emergency, Battery	10%			2038	* *	10	$100	
Exit, LED	50%			2061	* *	1		
Exterior Lighting								
LED	20%			2041	* *			
No Component	80%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		
Conversion Equipment								
Furnace	100%			2028	$14,600	1	$2,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Two Rooftop Units								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	40%			2028	$31,500	2	$100	
R-22 Refrigerant, Extent : Light, Area Affected : 40%								
Location : Roof								
Window/Wall Unit	10%			2028	$1,800	1		
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$1,700	
No Component	60%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126

STATEN ISLAND ZOOLOGICAL SOCIETY MAINTENANCE/COMMISSARY BLDG.

Asset # : 2164

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	40%			2028	$3,600	2	$100	
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$16,700	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **STATEN ISLAND ZOOLOGICAL SOCIETY OPEN AIR PAVILION**		
Address	: **614 BROADWAY BARRETT PARK**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0003.100 / 4495**	**Yr Built/Renovated**	: **1998 /**
Area Sq Ft	: **1,450**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **16-Mar-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **314** **Lot** : **70**	**BIN**	: **5106735**

CAPITAL

Total
Importance Code
Total

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$24,000			
Interior Architecture	$36,600			
Electrical				
Site Pavements			$800	
Total	**$60,700**		**$800**	
Importance Code A	$24,000			
Importance Code B	$36,600			
Importance Code C			$800	
Total	**$60,700**		**$800**	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY OPEN AIR PAVILION
Asset # : 4495

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Wood	20%	Now	$2,100	2046	* *	5	$500	
Bent/Warped Elements, Extent : Severe, Area Affected : 10%								
Location : Fascia Of Pavilion								
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Fascia Of Pavilion								
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Throughout								
Dry Rot/Decay, Extent : Severe, Area Affected : 10%								
Location : Fascia Of Pavilion								
No Component	80%							
Roof								
Skylight, Metal/Glass	10%			2053	* *	10	$3,400	
Slate	80%			LIFE	* *	10	$8,200	
Sloped Glazing	10%			LIFE	* *	5	$27,400	
Soffits								
Wood	100%			2046	* *	5		
Interior								
Ceilings								
Exposed Struc: Wood	100%	4+	$36,600	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%			2053	* *			
Retaining Walls								
Masonry: Brick	100%			2043	* *			
Vegetation Growth, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Pavements								
On-Site Walkways								
Paver: Asphalt	100%			2036	* *	5	$1,500	

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2033	$4,300	1		
Wiring								
Thermoplastic	100%			2033	$8,800	1		
Lighting								
Interior Lighting								
LED	100%			2041	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY OPEN AIR PAVILION
Asset # : 4495

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
LED	20%			2041	* *			
No Component	80%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: STATEN ISLAND ZOOLOGICAL SOCIETY ZOO CAFE AND GIFT SHOP		
Address	: 614 BROADWAY BARRETT PARK		
Borough	: STATEN ISLAND	**Agency's Number**	: N/A
Program / Asset #	: DCA0003.090 / 2799	**Yr Built/Renovated**	: 2002 /
Area Sq Ft	: 2,227	**Project Type**	: CULTURAL AFFAIRS
Date of Survey	: 16-Mar-2022	**Landmark Status**	: NONE
Areas Surveyed	: Basement, Roof, Floors 1		
Block	: 314 **Lot** : 70	**BIN**	: 5141696

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Mechanical		$239,100
Total		**$239,100**
Importance Code B		$239,100
Total		**$239,100**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$27,700			
Interior Architecture	$20,500		$100	$1,200
Electrical	$100	$100	$100	$100
Mechanical	$17,400	$36,100	$16,900	$16,700
Total	**$65,800**	**$36,200**	**$17,200**	**$18,000**
Importance Code A	$27,800	$100	$100	$100
Importance Code B	$27,600	$36,100	$17,100	$16,700
Importance Code C	$10,300			$1,200
Total	**$65,800**	**$36,200**	**$17,200**	**$18,000**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY ZOO CAFE AND GIFT SHOP
Asset # : 2799

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	* *	5	$13,300	
Windows								
Aluminum	100%			2049	* *	5	$900	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5-10		
Masonry: Brick	20%			LIFE	* *	5-10		
No Component	75%							
Roof								
Single Ply Membrane	30%			2038	* *	10	$2,300	
Sloped Glazing	20%			LIFE	* *	5	$41,300	
Synthetic Slate/Cedar	50%			2042	* *			
Soffits								
Metal Panel	100%			2053	* *	5-10		
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	$1,300	
Quarry Tile	85%	Now	$6,000	2046	* *	5	$1,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : At Entrance Doors								
Interior Walls								
Cast in Place Concrete	35%			LIFE	* *	10	$8,700	
Ceramic Tile	25%			2042	* *	5	$2,500	
Gypsum Board	5%			LIFE	* *	5-10	$800	
Masonry: Brick	35%			LIFE	* *	10	$1,000	
Ceilings								
AcousTileSusp.Lay-In	15%			2046	* *	5	$300	
Exposed Struc: Steel	10%			LIFE	* *	10	$400	
Gypsum Board	75%			LIFE	* *	5-10	$5,100	

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2043	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 350 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2043	* *	5	$100	
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Fused Disc Sw	5%			2041	* *	5		
Molded Case Bkrs	95%			2041	* *	5	$100	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY ZOO CAFE AND GIFT SHOP
Asset # : 2799

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5		
Lighting								
Interior Lighting								
Fluorescent	50%			2033	$12,100	10	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	30%			2033	$7,300	10	$600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
LED	20%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2033	$1,800	10	$300	
Exit, Service	50%			2033	$400	1		
Exterior Lighting								
Fluorescent	20%			2033	$1,700	10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : Using Compact Flourescent Lamps								
No Component	80%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Interior And Exterior								
Explanation : Cameras Security System								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Furnace	100%			2038	* *	1	$1,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Two Units And No Perimeter Heat								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY ZOO CAFE AND GIFT SHOP
Asset # : 2799

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2038	* *	2	$100	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units On The Roof								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$2,000	
Exhaust Fans								
Roof	100%			2038	* *	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2033	$16,700	2		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$100	
Backflow Preventer								
Generic	100%			2038	* *	1	$100	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2053	* *	1-2	$600	
Chemical System								
Generic	100%			2031	$239,100	1-3	$223,200	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set. Kitchen Fire Suppression 60 Square Feet								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **THEATRE FOR A NEW AUDIENCE POLONSKY SHAKESPEARE CENTER**		
Address	: **262 ASHLAND PL.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0043.000 / 14802**	**Yr Built/Renovated**	:
Area Sq Ft	: **44,702**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **16-Jun-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2,3,4,5**		
Block	: **2107** **Lot** : **30**	**BIN**	: **3397476**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture		$459,400
Interior Architecture		$54,900
Mechanical		$198,500
Total		**$712,800**
Importance Code A		$459,400
Importance Code B		$253,400
Total		**$712,800**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$4,200			$25,100
Interior Architecture	$7,100	$27,700		$3,400
Electrical	$6,100	$7,000	$9,300	$6,300
Mechanical	$11,500	$19,300	$10,300	$35,200
Elevators/Escalators	$4,900	$4,900	$4,900	$4,900
Total	**$34,000**	**$59,000**	**$24,600**	**$74,900**
Importance Code A	$6,500	$2,200	$2,200	$27,400
Importance Code B	$27,500	$54,300	$22,400	$47,500
Importance Code C		$2,600		
Total	**$34,000**	**$59,000**	**$24,600**	**$74,900**

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
THEATRE FOR A NEW AUDIENCE POLONSKY SHAKESPEARE CENTER
Asset # : 14802

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	20%			LIFE	* *	5	$31,300	
Metal Panel	80%			2058	* *	5-10	$459,400	
Windows								
Aluminum	100%			2054	* *	5	$8,500	
Parapets								
Metal Panel	100%			2058	* *	5	$4,900	
Roof								
Single Ply Membrane	100%			2037	* *	10	$25,100	
Interior								
Floors								
Carpet	60%			2031	$759,000	3	$65,900	
Cast in Place Concrete	5%			LIFE	* *	5	$8,000	
Ceramic Tile	5%			2045	* *	5	$3,700	
Terrazzo	10%			LIFE	* *	5	$5,700	
Vinyl Tile	15%			2040	* *	3	$4,100	
Wood	5%			2067	* *	5	$6,900	
Interior Walls								
Ceramic Tile	5%			2045	* *	5	$5,200	
Concrete Masonry Unit	10%			LIFE	* *	5	$4,100	
Gypsum Board	80%			LIFE	* *	5	$49,400	
Wood	5%			LIFE	* *	5	$20,600	
Ceilings								
AcousTileSusp.Lay-In	30%	4+	$7,100	2049	* *	5	$11,000	
Staining/Discoloring, Extent : Moderate, Area Affected : 2%								
Location : Double Height Space								
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	60%			LIFE	* *	5	$54,900	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Main Sidewalk On Ashland Place								
Explanation : Metal Inserts								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
THEATRE FOR A NEW AUDIENCE POLONSKY SHAKESPEARE CENTER
Asset # : 14802

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2045	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 500 Kilovolt Amperes, 208/120 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2052	* *	5	$200	
Raceway								
Conduit	100%			2052	* *	1		
Panelboards								
Fused Disc Sw	30%			2048	* *	5	$300	
Molded Case Bkrs	70%			2048	* *	5	$800	
Wiring								
Thermoplastic	100%			2052	* *	1		
Motor Controllers								
Variable Frequency Drive	100%			2045	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2045	* *	1	$13,800	
Generators								
Diesel	100%			2041	* *	1	$17,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Emergency Generator Rated At 350 Kilowatts								
Batteries								
Lead/Acid	100%			2026	$2,400	5	$1,700	
Fuel Storage								
Main Tank	100%			2060	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 330 Gallons Rated Capacity								
Lighting								
Interior Lighting								
LED	100%			2037	* *			
Egress Lighting								
Emergency, Service	50%			2037	* *	1		
Exit, LED	50%			2060	* *	1		
Exterior Lighting								
LED	20%			2037	* *			
No Component	80%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
THEATRE FOR A NEW AUDIENCE POLONSKY SHAKESPEARE CENTER
Asset # : 14802

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	* *	1	$5,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2037	* *	1-3	$27,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2058	* *	1		
Conversion Equipment								
Furnace	80%			2037	* *	1	$17,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 4 Rooftop Package Units								
Hot Water Boiler	20%			2045	* *	1	$4,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	20%			2048	* *	4	$700	
No Component	80%							
Terminal Devices								
Convector/Radiator	20%			2045	* *	1	$2,900	
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2054	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	90%			2040	* *	1	$18,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Explanation : 2 Multistack Units. R-410a								
Split Unit	10%			2037	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 5 Units. R-410a								

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
THEATRE FOR A NEW AUDIENCE POLONSKY SHAKESPEARE CENTER
Asset # : 14802

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	90%			2052	* *	4	$3,000	
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	90%			2037	* *	1	$24,900	
Fan Coil - 2 Pipe	10%			2037	* *	1	$1,400	
Heat Rejection								
Air Cooled Condenser Unit	10%			2037	* *	2	$3,100	
Water Cooling Tower	90%			2033	$198,500	2	$40,500	
Ventilation								
Distribution								
Ductwork Stainless Steel	100%			LIFE	* *			
Exhaust Fans								
Roof	100%			2037	* *	2	$1,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2027	$16,700	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	60%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 5th Floor								
Explanation : 1 Unit								
Hydraulic	40%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Ground To 3rd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2058	* *	1-5	$22,500	
Sprinkler								
Generic	100%			2058	* *	1-2	$12,500	
Fire Pump								
Generic	100%			2041	* *	1	$8,400	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **WAVE HILL ECOLOGY BUILDING**		
Address	: **675 WEST 252 STREET WAVE HILL DWY & SYCAMORE AVE**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0022.040 / 2367**	**Yr Built/Renovated**	: **1909 / 2010**
Area Sq Ft	: **9,730**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **25-May-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2**		
Block	: **5937** **Lot** : **440**	**BIN**	: **2101020**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$264,600	
Electrical		$60,600
Mechanical		$70,700
Total	**$264,600**	**$131,300**
Importance Code A	$264,600	
Importance Code B		$131,300
Total	**$264,600**	**$131,300**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$28,800			
Interior Architecture	$53,300		$700	
Electrical	$9,600	$500	$800	$600
Mechanical	$900	$1,300	$900	$1,100
Site Enclosure	$11,400			
Site Pavements	$38,300			
Total	**$142,300**	**$1,900**	**$2,300**	**$1,700**
Importance Code A	$29,200	$500	$500	$500
Importance Code B	$56,600	$1,400	$1,900	$1,200
Importance Code C	$56,500			
Total	**$142,300**	**$1,900**	**$2,300**	**$1,700**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL ECOLOGY BUILDING
Asset # : 2367

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	25%	Now	$5,900	LIFE	* *	5	$29,800	
Vegetation Growth, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Masonry: Fieldstone	70%	Now	$213,100	LIFE	* *	5	$8,000	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : At Lintels								
Open Joints, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Vegetation Growth, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Metal Coiling Doors	5%			2038	* *	5	$2,400	
Windows								
Wood	100%	Now	$51,500	2058	* *	5	$6,600	1
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Dry Rot/Decay, Extent : Severe, Area Affected : 20%								
Location : West Facing								
Paint Peeling, Extent : Severe, Area Affected : 25%								
Location : West Facing								
Parapets								
Cast Stone/Terra Cotta	100%	Now	$20,300	LIFE	* *	5	$17,700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Roof								
Cast in Place Concrete	5%			LIFE	* *	10	$2,500	
Copper/Terne	25%			2061	* *	10	$18,900	
Green, Roof Inaccessible	70%	Now		LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Recreation Area								
Explanation : Water Penetration								
Soffits								
Cast Stone/Terra Cotta	5%			LIFE	* *	5		
Metal, Corrugated	95%			2053	* *	1		
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	* *	5	$17,700	
Ceramic Tile	3%			2036	* *	5	$500	
Vinyl Tile	22%			2038	* *	3	$1,300	
Wood	50%			2048	* *	5	$15,100	

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL ECOLOGY BUILDING
Asset # : 2367

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *	10	$2,800	
Gypsum Board	10%			LIFE	* *	5-10	$1,900	
Masonry: Fieldstone	10%			LIFE	* *	10	$400	
Plaster	45%			LIFE	* *	5-10	$4,200	
Wood	25%			LIFE	* *	5	$22,100	
Ceilings								
Gypsum Board	20%			LIFE	* *	5-10	$11,100	
Plaster	80%	Now	$19,200	LIFE	* *	5	$8,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Recreation Room								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Recreation Room								
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	35%	Now	$2,300	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Loading Dock Walls								
Masonry: Fieldstone	65%	Now	$9,100	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout South Side Of Building								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Throughout South Side Of Building								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	40%	Now	$3,000	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Loading Dock								
Pavers/Stone	60%	Now	$35,400	2036	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stairs And Entry Area At South Side Of Building								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout South Side Of Building								
Parking/Driveway								
Asphalt	100%			2036	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	50%			2043	* *	1		
Conduit	50%			2053	* *	1		
Panelboards								
Molded Case Bkrs	50%			2032	$4,900	5	$100	
Molded Case Bkrs	50%			2049	* *	5	$100	

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** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL ECOLOGY BUILDING
Asset # : 2367

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	50%			2043	* *	1		
Thermoplastic	50%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2046	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	40%			2028	$26,900	10	$3,600	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	40%			2028	$26,900	10	$3,600	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2028	$6,700	10	$900	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Recreation Room								
LED	10%			2038	* *			
Egress Lighting								
Emergency, Battery	20%			2028	$3,200	10	$500	
Exit, Battery	80%			2028	$8,800	10	$500	
Exterior Lighting								
HID	20%			2028	$8,900	10		
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2048	* *	5	$300	
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$6,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Bells, Manual Pull Station, Smoke Detector								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2038	* *	1	$4,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 1 Unit								
Distribution								
Hot Wtr Piping/Pump	100%			2041	* *	4	$700	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific 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
Heating								
Terminal Devices								
Convector/Radiator	50%			2031	$38,900	1	$1,600	
Fan Coil Unit/Heat	30%			2033	$70,700	1	$900	
Unit Heater - Hot Water	20%			2033	$11,300			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	10%			2028	$3,600	1		
No Component	90%							
Ventilation								
Exhaust Fans								
Interior	100%			2033	$42,100	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$16,700	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 70 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2038	* *	1	$600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	40%							
Generic	60%			2059	* *	1-2	$1,600	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **WAVE HILL ENTRANCE TICKET BOOTH**		
Address	: **675 W252 STREET**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0022.100 / 15544**	**Yr Built/Renovated**	:
Area Sq Ft	: **220**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **21-Jun-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **Lot** :	**BIN**	:

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$3,000	$2,100		
Interior Architecture	$1,700			
Electrical				
Mechanical				
Site Pavements			$100	
Total	**$4,700**	**$2,100**	**$100**	
Importance Code A	$3,000	$2,100		
Importance Code B	$1,600			
Importance Code C	$200		$100	
Total	**$4,700**	**$2,100**	**$100**	

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Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL ENTRANCE TICKET BOOTH
Asset # : 15544

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Granite	90%			LIFE	* *	5	$3,300	
Wood	10%			2050	* *	5	$1,200	
Windows								
Wood	100%			2055	* *	5	$1,900	
Roof								
Slate	100%			LIFE	* *	10	$1,300	
Soffits								
Wood	100%			2050	* *	5	$1,000	
Interior								
Floors								
Panel/Paver: Bluestone	100%			LIFE	* *	5	$800	
Interior Walls								
Gypsum Board	10%			LIFE	* *	5-10	$200	
No Component	90%							
Ceilings								
Gypsum Board	100%			LIFE	* *	5-10	$1,900	
Site Pavements								
On-Site Walkways								
Traffic Topping	100%			2041	* *	5	$100	
Parking/Driveway								
Asphalt	100%			2042	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2059	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Entrance Ticket Booth								
Explanation : 50 Amperes								
Raceway								
Conduit	100%			2059	* *	1		
Panelboards								
Molded Case Bkrs	100%			2055	* *	5		
Wiring								
Thermoplastic	100%			2059	* *	1		
Lighting								
Interior Lighting								
LED	100%			2041	* *			
Exterior Lighting								
LED	20%			2041	* *			
No Component	80%							
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL ENTRANCE TICKET BOOTH
Asset # : 15544

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
Generic	100%			2041	* *	1	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Interior And Exterior								
Explanation : Camera Security System								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2053	* *	1		
Conversion Equipment								
Heat Pump Air Sourced	100%			2034	* *	2	$100	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Split Unit	100%			2038	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **WAVE HILL GLYNDOR HOUSE GALLERIES**
Address : **675 WEST 252 STREET**
Borough : **BRONX**
Program / Asset # : **DCA0022.020 / 2389**
Area Sq Ft : **11,946**
Date of Survey : **25-May-2022**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **5937** **Lot** : **440**

Agency's Number : **N/A**
Yr Built/Renovated : **1927 /**
Project Type : **CULTURAL AFFAIRS**
Landmark Status : **EXTERIOR LANDMARK**
BIN : **2101020**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$213,300	
Interior Architecture	$76,600	
Electrical		$114,900
Mechanical	$68,800	$318,900
Site Enclosure	$85,300	
Total	**$443,900**	**$433,700**
Importance Code A	$213,300	$149,600
Importance Code B	$154,100	$284,200
Importance Code C	$76,600	
Total	**$443,900**	**$433,700**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$31,600		$17,700	
Interior Architecture	$58,400		$200	$500
Electrical	$20,700	$1,500	$1,700	$1,600
Mechanical	$2,900	$1,200	$1,600	$1,200
Site Pavements	$37,200			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$154,700**	**$6,600**	**$25,200**	**$7,300**
Importance Code A	$32,300	$600	$18,300	$600
Importance Code B	$72,900	$6,000	$6,800	$6,600
Importance Code C	$49,600			
Total	**$154,700**	**$6,600**	**$25,200**	**$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
WAVE HILL GLYNDOR HOUSE GALLERIES
Asset # : 2389

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	$96,300	LIFE	* *	5	$21,800	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Chimney To 2nd Floor Corridor								
Wood	5%			2038	* *	5	$5,700	
Windows								
Wood	100%			2041	* *	5	$35,400	
Parapets								
Wood Cornice	100%	4+	$117,000	2043	* *	5	$26,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Roof								
Plaza Roof: Stone Panels	15%			2043	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : North Side Of Building								
Explanation : Over Basement								
Skylight, Metal/Glass	5%			2053	* *	10	$2,200	
Slate	80%	Now	$31,600	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Attic								
Soffits								
Wood	100%			2038	* *	5		
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	* *	5	$21,500	
Ceramic Tile	5%			2042	* *	5	$1,000	
Marble Panels	3%			LIFE	* *	5	$900	
Vinyl Tile	10%			2038	* *	3	$700	
Wood	57%			2048	* *	5	$21,000	
Interior Walls								
Gypsum Board	40%			LIFE	* *	5-10	$12,800	
Masonry: Brick	20%	Now	$76,600	LIFE	* *			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Spalling, Extent : Severe, Area Affected : 20%								
Location : Boiler Room								
Plaster	40%			LIFE	* *	5-10	$6,400	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL GLYNDOR HOUSE GALLERIES
Asset # : 2389

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Gypsum Board	30%			LIFE	* *	5-10	$20,300	
Plaster	5%			LIFE	* *	5-10	$1,700	
Plaster	65%	Now	$20,800	LIFE	* *	5	$8,000	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Second Floor Northeast Offices								
Site Enclosure								
Fence/Gates								
Masonry: Brick	100%			2043	* *			
Free Standing Walls								
Masonry: Brick	100%			2043	* *			
Retaining Walls								
Masonry: Brick	50%	Now	$85,300	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Northeast Wall By Driveway								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Northeast Wall By Driveway								
Masonry: Fieldstone	50%			2043	* *			
Site Pavements								
On-Site Walkways								
Asphalt	20%			2036	* *			
Cast in Place Concrete	10%			2038	* *			
Pavers/Stone	70%	Now	$37,200	2036	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Garden Patio Steps At West Side Of Building								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Garden Patio At West Side Of Building								
Parking/Driveway								
Asphalt	100%			2036	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$27,200	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 400 Amperes								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2033	$46,500	5	$300	
Raceway								
Conduit	90%			2033	$35,500	1		
Conduit	10%			2053	* *	1		

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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 GLYNDOR HOUSE GALLERIES
Asset # : 2389

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2032	$1,100	5		
Molded Case Bkrs	85%			2032	$18,200	5	$300	
Molded Case Bkrs	10%			2049	* *	5		
Wiring								
Braided Cloth	50%	2-4	$17,800	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	50%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$400	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Water Main								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Water Main								
Explanation : Connected With Main Water Pipe								
Stand-by Power								
Transfer Switches								
Automatic	100%			2050	* *	1	$3,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Only One 800 Ampere Transfer Switch								
Lighting								
Interior Lighting								
Fluorescent	10%			2033	$23,000	10	$1,200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2028	$23,000	10	$1,200	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Basement								
Fluorescent	30%			2033	$68,900	10	$3,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	50%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2033	$11,800	10	$1,600	
Exit, Battery	50%			2033	$10,000	10	$400	
Exterior Lighting								
LED	20%			2038	* *			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2048	* *	5	$100	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL GLYNDOR HOUSE GALLERIES
Asset # : 2389

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
Generic	100%			2033	$24,000	1	$4,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only. Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$7,400	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2031	$149,600	1	$6,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Hot Water Boilers								
Distribution								
Hot Wtr Piping/Pump	100%			2032	$30,800	4	$1,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : No Temperature Control System								
Terminal Devices								
Air Handler	30%			2033	$79,500	1	$2,400	
Convector/Radiator	70%			2038	* *	1	$3,000	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	30%			2027	$68,800	2	$200	
Window/Wall Unit	30%			2028	$16,000	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$3,500	
No Component	70%							
Exhaust Fans								
Interior	30%			2028	$18,700	2	$100	
Wall Unit	10%			2028	$600	2		
No Component	60%							
Plumbing								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL GLYNDOR HOUSE GALLERIES
Asset # : 2389

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2043	* *	1		
Galvanized Steel	50%			2031	$89,800	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$18,300	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 50 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Cellar To 2nd Floor								
Explanation : 1 Unit								

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **WAVE HILL GREENHOUSE - ALPINE HOUSE**		
Address	: **675 WEST 252 STREET EAST OF VISITORS CENTER**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0022.060 / 2240**	**Yr Built/Renovated**	: **1970 /**
Area Sq Ft	: **600**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **21-Jun-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **Lot** :	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$26,100		$2,600	
Interior Architecture	$1,100			
Electrical				
Mechanical				
Total	**$27,200**		**$2,600**	
Importance Code A	$26,100		$2,600	
Importance Code B	$1,200			
Total	**$27,200**		**$2,600**	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL GREENHOUSE - ALPINE HOUSE
Asset # : 2240

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Fieldstone	20%			LIFE	* *	5	$500	
Metal Panel	20%			2053	* *	5-10	$2,400	
Wood	60%			2046	* *	5	$5,200	
Windows								
Aluminum	100%			2049	* *	5	$100	
Roof								
Sloped Glazing	100%			LIFE	* *	5	$51,600	
Interior								
Floors								
Cast in Place Concrete	50%			LIFE	* *	5	$2,300	
No Component	50%							
Site Pavements								
On-Site Walkways								
Panel/Paver: Bluestone	100%			LIFE	* *	5		

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2033	$31,800	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Alpine House								
Explanation : 50 Amperes								
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Molded Case Bkrs	100%			2032	$9,700	5		
Wiring								
Thermoplastic	100%			2043	* *	1		

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Fan Coil Unit/Heat	100%			2038	* *	1	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : 2 Units								
Ventilation								
Exhaust Fans								
Wall Unit	100%			2038	* *	2		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **WAVE HILL GREENHOUSE - MARCO POLO STEPHANO**
Address : **675 WEST 252 STREET SOUTHEAST OF VISITORS CENTER**
Borough : **BRONX**
Agency's Number : **N/A**
Program / Asset # : **DCA0022.050 / 2239**
Yr Built/Renovated : **1960 /**
Area Sq Ft : **4,800**
Project Type : **CULTURAL AFFAIRS**
Date of Survey : **21-Jun-2022**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1**
Block : **Lot** : **BIN** :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$664,800	$664,800
Electrical		$69,200
Total	**$664,800**	**$734,100**
Importance Code A	$664,800	$664,800
Importance Code B		$69,200
Total	**$664,800**	**$734,100**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$37,300		$1,000	
Interior Architecture	$45,400			$200
Electrical	$2,800	$300	$400	$2,700
Mechanical	$1,000	$1,300	$1,000	$1,000
Site Pavements	$400			
Total	**$86,900**	**$1,700**	**$2,400**	**$3,900**
Importance Code A	$37,900	$600	$1,600	$600
Importance Code B	$47,600	$1,000	$800	$3,300
Importance Code C	$1,300			
Total	**$86,900**	**$1,700**	**$2,400**	**$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
WAVE HILL GREENHOUSE - MARCO POLO STEPHANO
Asset # : 2239

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Fieldstone	15%			LIFE	* *	5	$5,200	
Metal/Glass Curt Wall	80%			LIFE	* *	5	$69,300	
Metal Panel	2%			2043	* *	5-10	$3,200	
Stucco Cement	3%			2046	* *	5	$1,700	
Windows								
Wood	5%			2041	* *	5	$300	
No Component	95%							
Roof								
Sloped Glazing	100%			LIFE	* *	5	$1,329,700	
Interior								
Floors								
Cast in Place Concrete	93%			LIFE	* *	5	$76,200	
Ceramic Tile	2%			2042	* *	5	$400	
Panel/Paver: Cer/Brk	5%			2049	* *	5	$2,100	
Interior Walls								
Plywood/Hardboard	100%			LIFE	* *	10	$900	
Ceilings								
Exposed Struc: Concrete	50%			LIFE	* *	5-10	$2,000	
Gypsum Board	50%			LIFE	* *	5-10	$5,600	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	50%			2068	* *			
Masonry: Fieldstone	50%			2053	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	40%			2046	* *			
Panel/Paver: Cer/Brk	60%			2049	* *	5	$800	

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 200 Amperes								
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Molded Case Bkrs	100%			2049	* *	5	$100	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2046	* *	5		

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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 GREENHOUSE - MARCO POLO STEPHANO
Asset # : 2239

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$1,500	
Generators								
Diesel	100%			2042	* *	1	$1,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : 100 Kilovolt Amperes, 80 Kilowatt At 0.8 Power Factor								
Batteries								
Lead/Acid	100%			2027	$2,400	5	$200	
Fuel Storage								
Day Tank	100%			2049	* *	5		
Lighting								
Interior Lighting								
Fluorescent	60%			2033	$51,900	10	$6,900	
Fluorescent	20%			2028	$17,300	10	$2,300	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Greenhouse								
Incandescent	20%			2028	$15,600	2	$100	
Egress Lighting								
Emergency, Service	50%			2033	$3,800	1		
Exit, Battery	50%			2033	$7,100	10	$400	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2046	* *	1	$6,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	100%			2049	* *	4	$900	
Terminal Devices								
Convector/Radiator	80%			2046	* *	1	$3,200	
Fan Coil Unit/Heat	20%			2038	* *	1	$800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **WAVE HILL PERGOLA OVERLOOK**		
Address	: **675 W252 STREET SOUTHWEST OF GREENHOUSE**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0022.110 / 15545**	**Yr Built/Renovated**	:
Area Sq Ft	: **800**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **21-Jun-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **Lot** :	**BIN**	:

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$50,300	
Site Enclosure	$82,900	
Total	**$133,200**	
Importance Code A	$50,300	
Importance Code C	$82,900	
Total	**$133,200**	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$3,700			
Electrical	$700			
Total	**$4,400**			
Importance Code A	$3,700			
Importance Code B	$700			
Total	**$4,400**			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL PERGOLA OVERLOOK
Asset # : 15545

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Fieldstone	100%	0-2	$3,500	LIFE	* *	5	$300	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Windows								
Wood	20%	Now	$200	2058	* *	5		
Dry Rot/Decay, Extent : Severe, Area Affected : 60%								
Location : Front Facade								
No Component	80%							
Parapets								
Masonry: Limestone	100%			LIFE	* *	5-10		
Roof								
Panel/Paver: Cer/Brk	100%			2043	* *	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Deck								
Explanation : Bluestone Panels								
Soffits								
Wood	100%	Now	$50,300	2053	* *	5	$5,900	
Dry Rot/Decay, Extent : Severe, Area Affected : 80%								
Location : Throughout Upper Pergola Structure								
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5		
Ceilings								
Plaster	100%			LIFE	* *	5-10		
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%	Now	$82,900	2068	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : Pergola Columns								
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Pergola Concrete Columns Upper Area								
Site Pavements								
On-Site Walkways								
Masonry: Granite	60%			LIFE	* *			
Panel/Paver: Bluestone	40%			LIFE	* *	5		

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2033	$31,800	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Pergola Overlook								
Explanation : 20 Amperes								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL PERGOLA OVERLOOK
Asset # : 15545

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2033	$4,300	1		
Panelboards								
Molded Case Bkrs	100%			2032	$9,700	5		
Enclosure Corroded, Extent : Severe, Area Affected : 100%								
Location : Pergola Overlook								
Wiring								
Thermoplastic	100%			2033	$8,800	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2028	$5,500	10	$700	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Pergola Overlook								
Exterior Lighting								
Incandescent	5%			2028	$200	2		
LED	15%			2038	* *			
No Component	80%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **WAVE HILL PERGOLA1,2,3 - AQUATIC GARDEN**				
Address	: **675 W 252 STREET NORTHEAST OF VISITORS CENTER**				
Borough	: **BRONX**			**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0022.070 / 15541**			**Yr Built/Renovated**	:
Area Sq Ft	: **3,200**			**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **14-Jun-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Floors 1**				
Block	: **5937**	**Lot**	: **440**	**BIN**	:

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$41,000			
Total	**$41,000**			
Importance Code A	$41,000			
Total	**$41,000**			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL PERGOLA1,2,3 - AQUATIC GARDEN
Asset # : 15541

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Wood	100%	Now	$41,000	2038	* *	5	$23,900	
Dry Rot/Decay, Extent : Severe, Area Affected : 20%								
Location : Pergola Wood Members								
Site Enclosure								
Free Standing Walls								
Masonry: Fieldstone	100%			2043	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Pergola								
Explanation : Pergola Columns								
Retaining Walls								
Masonry: Fieldstone	100%			2053	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **WAVE HILL PERKINS VISITOR CENTER**		
Address	: **675 WEST 252 STREET**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0022.030 / 2238**	**Yr Built/Renovated**	: **1928 / 2004**
Area Sq Ft	: **7,230**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **25-May-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **5937** **Lot** : **440**	**BIN**	: **2101020**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Mechanical	$87,600	$101,100
Total	**$87,600**	**$101,100**
Importance Code B	$87,600	$101,100
Total	**$87,600**	**$101,100**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$55,400		$19,100	
Interior Architecture	$70,300			
Electrical	$700	$700	$900	$700
Mechanical	$2,700	$1,200	$1,400	$1,100
Site Pavements	$28,300			
Total	**$157,400**	**$1,900**	**$21,400**	**$1,800**
Importance Code A	$55,800	$300	$19,400	$300
Importance Code B	$71,500	$1,600	$2,000	$1,400
Importance Code C	$30,100			
Total	**$157,400**	**$1,900**	**$21,400**	**$1,800**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL PERKINS VISITOR CENTER
Asset # : 2238

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	60%			LIFE	* *	5	$23,000	
Masonry: Fieldstone	15%			LIFE	* *	5	$4,300	
Wood	5%			2046	* *	5	$4,800	
Wood	20%			2046	* *	5	$19,200	
Windows								
Wood	100%			2049	* *	5	$24,200	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5-10	$10,400	
Copper/Terne	5%			2068	* *	5	$1,800	
Masonry: Brick	10%			LIFE	* *	5-10	$5,000	
Wood Cornice	20%			2053	* *	5-10	$19,400	
No Component	60%							
Roof								
Copper/Terne	5%			2061	* *	10	$2,400	
Metal Panel	20%			2046	* *	10	$7,100	
Single Ply Membrane	5%			2038	* *	10	$1,000	
Slate	60%			LIFE	* *	10	$11,600	
Sloped Glazing	10%	4+	$6,300	LIFE	* *	5	$25,700	
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Storage Maintenance Area								
Soffits								
Wood	100%			2046	* *	5		
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$9,000	
Slate	80%			LIFE	* *	5	$17,500	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$200	
Ceramic Tile	5%			2042	* *	5	$100	
Concrete Masonry Unit	5%			LIFE	* *	5	$100	
Gypsum Board	30%			LIFE	* *	5-10	$800	
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Under Skylight In Storage Maintenance Area								
Masonry: Brick	40%			LIFE	* *	10	$200	
Wood	15%			LIFE	* *	5	$1,800	
Ceilings								
Exposed Struc: Wood	15%			LIFE	* *	10	$2,300	
Gypsum Board	35%			LIFE	* *	5-10	$12,400	
Wood	50%			LIFE	* *	5	$90,100	
Site Enclosure								
Fence/Gates								
Masonry: Fieldstone	30%			2053	* *			
Wood	70%			2034	* *			
Free Standing Walls								
Masonry: Fieldstone	100%			2053	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL PERKINS VISITOR CENTER
Asset # : 2238

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	100%			2053	* *			
Site Pavements								
On-Site Walkways								
Asphalt	50%			2036	* *			
Pavers/Stone	50%			2042	* *			
Parking/Driveway								
Asphalt	35%			2036	* *			
Cast in Place Concrete	65%	4+	$28,300	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Maintenance Courtyard								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Molded Case Bkrs	100%			2041	* *	5	$200	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5		
Lighting								
Interior Lighting								
Fluorescent	70%			2033	$33,300	10	$4,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	20%			2033	$8,600	2		
LED	10%			2038	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : LED Track Light								
Egress Lighting								
Emergency, Battery	50%			2033	$5,600	10	$800	
Exit, LED	50%			2048	* *	1		
Exterior Lighting								
Incandescent	20%			2033	$7,600	2		
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2048	* *	5	$200	
Alarm								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL PERKINS VISITOR CENTER
Asset # : 2238

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
Generic	100%			2038	* *	1	$2,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm Only, Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$4,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Smoke Detectors, Alarm Bells, Strobe Lights And Manual Pull Stations								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2038	* *	1	$3,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Boiler Room								
Explanation : 1 Unit								
Distribution								
Hot Wtr Piping/Pump	100%			2041	* *	4	$500	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Boiler Room								
Terminal Devices								
Air Handler	80%			2033	$101,100	1	$3,400	
Convector/Radiator	20%			2038	* *	1	$400	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	80%	0-2	$87,600	2038	* *	2	$300	
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room								
R-22 Refrigerant, Extent : Light, Area Affected : 80%								
Location : Equipment Room								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Beyond Useful Life								
No Component	20%							
Ventilation								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL PERKINS VISITOR CENTER
Asset # : 2238

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	80%			LIFE	* *	2-5	$4,900	
No Component	20%							
Exhaust Fans								
Interior	80%			2033	$23,800	2	$200	
Wall Unit	10%			2033	$300	2		
No Component	10%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$16,700	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 70 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2038	* *	1	$400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2043	* *	1-2	$1,900	
Dry System, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name : **WAVE HILL WAVE HILL HOUSE GALLERY AND CAFE**
Address : **675 WEST 252 STREET**
Borough : **BRONX**
Agency's Number : **N/A**
Program / Asset # : **DCA0022.010 / 2388**
Yr Built/Renovated : **1843 / 2013**
Area Sq Ft : **21,234**
Project Type : **CULTURAL AFFAIRS**
Date of Survey : **25-May-2022**
Landmark Status : **EXTERIOR LANDMARK**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **5937** **Lot** : **440** **BIN** : **2101020**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$362,200	
Interior Architecture	$150,600	
Electrical		$131,500
Mechanical		$144,500
Site Pavements	$60,900	
Total	**$573,700**	**$276,100**
Importance Code A	$362,200	
Importance Code B	$150,600	$276,100
Importance Code C	$60,900	
Total	**$573,700**	**$276,100**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$25,700		$800	
Interior Architecture	$49,500		$13,000	$1,300
Electrical	$5,500	$2,600	$3,300	$2,600
Mechanical	$5,200	$4,600	$3,600	$4,200
Site Enclosure	$30,300			
Site Pavements	$26,800			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$147,000**	**$11,200**	**$24,700**	**$12,100**
Importance Code A	$27,000	$1,100	$1,900	$1,100
Importance Code B	$77,200	$10,100	$22,800	$10,500
Importance Code C	$42,800			$500
Total	**$147,000**	**$11,200**	**$24,700**	**$12,100**

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 WAVE HILL HOUSE GALLERY AND CAFE
Asset # : 2388

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Fieldstone	80%			LIFE	* *	5	$35,500	
Masonry: Granite	5%			LIFE	* *	5	$2,200	
Wood	10%			2038	* *	5	$14,800	
Wood	5%	Now	$6,900	2038	* *	5	$3,700	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Window Shutters								
Dry Rot/Decay, Extent : Moderate, Area Affected : 20%								
Location : Various Window Sills								
Split/Cracked, Extent : Moderate, Area Affected : 100%								
Location : Window Shutters								
Windows								
Aluminum	25%			2041	* *	5	$1,700	
Wood	75%	Now	$95,000	2041	* *	5	$25,400	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Thermally Inefficient, Extent : Light, Area Affected : 100%								
Location : Throughout								
Parapets								
Wood Cornice	100%	Now	$152,400	2043	* *	5	$34,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : East Side Of Building								
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
Location : East Side Of Building								
Open Joints, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Roof								
Copper/Terne	5%			2061	* *	10	$5,300	
Single Ply Membrane	35%			2038	* *	10	$15,000	
Slate	60%	Now	$114,800	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Soffits								
Stucco Cement	100%			2038	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL WAVE HILL HOUSE GALLERY AND CAFE
Asset # : 2388

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%			2032	$62,400	3	$4,900	
Cast in Place Concrete	5%			LIFE	* *	5	$7,200	
Ceramic Tile	5%			2042	* *	5	$1,600	
Marble Panels	5%			LIFE	* *	5	$2,500	
Quarry Tile	5%			2046	* *	5	$2,500	
Slate	15%			LIFE	* *	5	$10,500	
Traffic Topping	5%			2038	* *	5	$2,100	
Vinyl Tile	20%			2038	* *	3	$2,500	
Wood	30%			2061	* *	5	$18,500	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$2,300	
Ceramic Tile	5%			2042	* *	5	$900	
Gypsum Board	15%			LIFE	* *	5-10	$4,700	
Masonry: Fieldstone	5%			LIFE	* *	10	$400	
Plaster	10%			LIFE	* *	5-10	$1,600	
Plaster	55%			LIFE	* *	5-10	$8,600	
Wood	5%			LIFE	* *	5	$7,400	
Ceilings								
Exposed Struc: Concrete	15%			LIFE	* *	5-10	$6,200	
Exposed Struc: Wood	25%	Now	$150,600	LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Roof Valley At Turret Roof								
Explanation : Structural Wood Beam Below Valley Is Rotted And Broken								
Gypsum Board	15%	4+	$1,900	LIFE	* *	5	$6,200	
Water Penetration, Extent : Moderate, Area Affected : 1%								
Location : 2nd Floor Office								
Plaster	45%			LIFE	* *	5-10	$25,400	
Site Enclosure								
Free Standing Walls								
Masonry: Fieldstone	100%			2053	* *			
Retaining Walls								
Masonry: Fieldstone	100%	Now	$30,300	2053	* *			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout West Side Of Building And Copings								
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%	4+	$26,800	2036	* *			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Parking/Driveway								
Asphalt	100%	Now	$60,900	2036	* *			
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Turn Around Circle								
Explanation : Negatively Pitched Towards South Side Of Building								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL WAVE HILL HOUSE GALLERY AND CAFE
Asset # : 2388

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	4+	$200	2053	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 800 Amperes								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2059	* *	5	$600	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Molded Case Bkrs	100%			2049	* *	5	$600	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2046	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2050	* *	1	$6,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Only Transfer Switch Rated 800 Amperes								
Lighting								
Interior Lighting								
Fluorescent	45%			2033	$118,400	10	$9,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Basement								
Fluorescent	5%			2033	$13,200	10	$1,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement								
Incandescent	10%			2028	$30,700	2	$100	
LED	40%			2041	* *			
Egress Lighting								
Emergency, Service	25%	Now	$1,800	2033	$3,600	1		
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Emergency Battery Backup System Is Not In Service								
Emergency, Battery	25%			2033	$9,900	10	$1,300	
Exit, LED	50%			2048	* *	1		
Exterior Lighting								
HID	20%			2033	$21,200	10		
No Component	80%							
Lightning Protection								

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Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL WAVE HILL HOUSE GALLERY AND CAFE
Asset # : 2388

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lightning Protection								
Arresters/Cabling								
Generic	100%			2036	* *	5	$400	
Alarm								
Security System								
Generic	100%			2038	* *	1	$7,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only, Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$13,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2046	* *	1	$10,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	100%			2041	* *	4	$1,600	
Terminal Devices								
Air Handler	20%			2038	* *	1	$2,700	
Air Handler	5%			2038	* *	1	$700	
Convector/Radiator	75%			2031	$144,500	1	$5,300	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	75%			2038	* *	1	$7,700	
R-134a Refrigerant, Extent : Light, Area Affected : 75%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 75%								
Location : Various Locations								
Explanation : 4 Units								
Window/Wall Unit	25%			2028	$22,300	1		
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2053	* *	4	$1,600	

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL WAVE HILL HOUSE GALLERY AND CAFE
Asset # : 2388

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Dir Expansion	75%			2038	* *	1		
No Component	25%							
Heat Rejection								
No Component	25%							
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2-5	$4,900	
No Component	75%							
Exhaust Fans								
Interior	25%			2038	* *	2	$200	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
No Component	75%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$18,300	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Hard To Access. Insufficient Ventilation								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$700	4	$700	
Backflow Preventer								
Generic	100%			2038	* *	1	$1,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement, 1, 2								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	20%							
Generic	80%			2053	* *	1-2	$4,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **WEEKSVILLE HERITAGE CENTER**		
Address	: **158 BUFFALO AVE**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0049.000 / 14809**	**Yr Built/Renovated**	: **2014 /**
Area Sq Ft	: **19,000**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **14-Apr-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **1356** **Lot** : **50**	**BIN**	: **3035918**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$119,800	$121,800
Interior Architecture		$106,100
Mechanical		$291,100
Site Pavements		$142,500
Total	**$119,800**	**$661,500**
Importance Code A	$119,800	$121,800
Importance Code B		$397,200
Importance Code C		$142,500
Total	**$119,800**	**$661,500**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$42,600			$17,300
Interior Architecture	$10,700	$4,500	$700	
Electrical	$1,300	$1,700	$1,300	$19,000
Mechanical	$2,000	$2,200	$3,000	$4,000
Site Pavements	$1,700	$200	$200	$1,700
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$62,200**	**$12,600**	**$9,100**	**$45,900**
Importance Code A	$42,600	$200		$17,500
Importance Code B	$11,300	$12,200	$8,900	$26,700
Importance Code C	$8,400	$200	$200	$1,700
Total	**$62,200**	**$12,600**	**$9,100**	**$45,900**

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
WEEKSVILLE HERITAGE CENTER
Asset # : 14809

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	20%	Now	$57,500	LIFE	* *	5	$18,700	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Atrium Area Along Saint Marks								
Slate Panels	30%			LIFE	* *	5	$11,200	
Wood	50%			2045	* *	5	$124,700	
Windows								
Aluminum	98%			2048	* *	5	$4,400	
Metal Louvers	2%			2041	* *	10	$600	
Parapets								
Metal Panel	50%			2052	* *	5	$4,800	
No Component	50%							
Roof								
Metal Panel	30%	Now	$6,300	2045	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Over Exhibit Hall And Corridor								
Single Ply Membrane	50%			2037	* *	10	$14,900	
Skylight, Metal/Glass	5%			2052	* *	10	$5,000	
Sloped Glazing	15%	Now	$36,200	LIFE	* *	5	$59,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Work Shop Corridor								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Atrium								
Soffits								
Stucco Cement	100%			2045	* *	5		
Interior								
Floors								
Carpet	15%			2031	$69,800	3	$6,100	
Cast in Place Concrete	20%			LIFE	* *	5	$11,800	
Ceramic Tile	5%			2041	* *	5	$1,300	
Panel/Paver: Cer/Brk	50%			2048	* *	5	$30,300	
Wood	10%			2060	* *	5	$5,100	
Interior Walls								
Cast in Place Concrete	20%			LIFE	* *			
Concrete Masonry Unit	10%			LIFE	* *	5	$1,600	
Gypsum Board	60%	Now	$6,600	LIFE	* *	5	$14,600	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : First Floor Exhibit Hall And Corridor								
Wood	5%			LIFE	* *	5	$8,100	
Wood	5%			LIFE	* *	5	$8,100	

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
WEEKSVILLE HERITAGE CENTER
Asset # : 14809

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	25%	Now	$2,200	2045	* *	5	$3,400	
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : First Floor Corridor By Exhibit Hall								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : First Floor Corridor By Exhibit Hall								
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	20%	Now	$1,800	LIFE	* *	5	$6,700	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : First Floor Exhibit Hall								
Wood	40%			LIFE	* *	5	$94,300	
Wood	5%			LIFE	* *	5	$11,800	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2067	* *			
Free Standing Walls								
Masonry: Fieldstone	100%			2052	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Wall Material Is Slate								
Retaining Walls								
Masonry: Fieldstone	100%			2052	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Wall Material Is Slate								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	* *			
On-Site Walkways								
Panel/Paver: Concrete	50%			2052	* *			
Slate	5%			LIFE	* *	5	$100	
Wood	45%			2030	$142,500	1-3	$8,400	

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2052	* *	5	$100	
Raceway								
Conduit	100%			2052	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
WEEKSVILLE HERITAGE CENTER
Asset # : 14809

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2048	* *	5	$500	
Wiring								
Thermoplastic	100%			2052	* *	1		
Motor Controllers								
Locally Mounted	70%			2045	* *	5	$100	
Variable Frequency Drive	30%			2045	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
Lighting								
Interior Lighting								
Fluorescent	86%			2037	* *	10	$15,000	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2037	* *	10	$300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : First Floor								
Incandescent	2%			2037	* *	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor								
Explanation : Halogen Lamps								
LED	10%			2037	* *			
Egress Lighting								
Emergency, Battery	50%			2037	* *	10	$2,300	
Exit, LED	50%			2060	* *	1		
Exterior Lighting								
LED	5%			2037	* *			
No Component	95%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	* *	1	$2,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Interior And Exterior Spaces								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2037	* *	1-3	$11,700	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
WEEKSVILLE HERITAGE CENTER
Asset # : 14809

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2052	* *	1		
No Component	90%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Back Yard								
Explanation : Geothermal Energy Is Been Used For This Facility								
Conversion Equipment								
Radiant Heater	10%			2037	* *	2	$900	
No Component	90%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Various								
Explanation : Units Are Heating And Cooling And Covered Under Air Conditioning Section								
Air Conditioning								
Energy Source								
Electricity	100%			2048	* *	1		
Conversion Equipment								
Heat Pump Water Sourced	90%			2033	$291,100			
Other Observation, Extent : N/A, Area Affected : 90%								
Location : Various Locations								
Explanation : 8 Units With Heating And Cooling. Geothermal System								
Split Unit	10%			2037	* *			
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Roof								
Explanation : 2 Units. R-410a								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2052	* *	4	$1,400	
Heat Rejection								
Geothermal	100%			2060	* *	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$10,600	
Exhaust Fans								
Interior	75%			2037	* *	2	$400	
Roof	25%			2037	* *	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	* *	1		
Water Heater With Tanks								
Electric	100%			2030	$23,100	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2037	* *	4	$1,100	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
WEEKSVILLE HERITAGE CENTER
Asset # : 14809

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Backflow Preventer								
Generic	100%			2037	* *	1	$1,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 2nd Floor								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2052	* *	1-5	$9,600	
Sprinkler								
Generic	100%			2052	* *	1-2	$5,300	
Fire Pump								
Generic	100%			2041	* *	1	$3,600	

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Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 14-Oct-2022

DEPARTMENT OF CULTURAL AFFAIRS - FY 2023

Asset Name	: **BROOKLYN BOTANIC GARDEN WALL ENTRANCE AT VISITORS CENTER**		
Address	: **ALONG WASHINGTON AVENUE SIDEWALK AT VISITORS CENTER**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCA0012.060 / 15357**	**Yr Built/Renovated**	: **2012 /**
Area Sq Ft	: **2,135**	**Project Type**	: **CULTURAL AFFAIRS**
Date of Survey	: **16-Mar-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **1182** **Lot** : **1**	**BIN**	:

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Parks' Walls				
Total				
Importance Code A				
Total				

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific 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 WALL ENTRANCE AT VISITORS CENTER
Asset # : 15357

Retaining Walls	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Wall								
Wall/Fence								
Concrete	80%			LIFE	* *	5	$300	
Efflorescence, Extent : Light, Area Affected : 1%								
Location : Random Locations Throughout East Face								
Cracks-Vertical, Extent : Light, Area Affected : 2%								
Location : Random Locations Throughout East Face								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Recent Construction								
Not Accessible	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Inside Building Area								
Explanation : Part Of Wall Is Behind Gate								
Base								
Not Accessible	100%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126

Project : CULTURAL AFFAIRS

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Miscellaneous Buildings	9,749,000	7,297,900

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Miscellaneous Buildings	528,000	161,500	151,900	172,100

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
1578	HISTORIC RICHMOND TOWN TINSMITH SHOP	724	76,900	3,400
1579	HISTORIC RICHMOND TOWN STORAGE BLDG/ CARRIAGE HOUSE	2,400	254,900	11,300
1580	HISTORIC RICHMOND TOWN STORAGE SHED	2,400	254,900	11,300
1581	HISTORIC RICHMOND TOWN CROCHERON HOUSE	4,557	483,900	21,400
1593	HISTORIC RICHMOND TOWN OLD NEW DROP RAILROAD STATION	1,082	114,900	5,100
1594	HISTORIC RICHMOND TOWN ANNADALE STORE/RAILROAD STATION	533	56,600	2,500
1596	HISTORIC RICHMOND TOWN BOEHM HOUSE	2,931	311,300	13,800
1597	HISTORIC RICHMOND TOWN CHRISTOPHER HOUSE	880	93,500	4,100
1599	HISTORIC RICHMOND TOWN BRITTON COTTAGE	4,561	484,400	21,400
1600	HISTORIC RICHMOND TOWN KRUSER - FINLEY HOUSE	1,809	192,100	8,500
1601	HISTORIC RICHMOND TOWN STORAGE	720	76,500	3,400
1602	HISTORIC RICHMOND TOWN BASKET MAKERS HOUSE	1,098	116,600	5,200
1603	HISTORIC RICHMOND TOWN BENNETT HOUSE	2,839	301,500	13,300
1604	HISTORIC RICHMOND TOWN CARPENTER SHOP	302	22,700	10,800
2151	BRONX ZOO STORAGE SHED-#15	280	21,000	10,100
2152	BRONX ZOO SKYRIDE STORAGE BUILDING-#16	3,421	363,300	16,100
2163	BRONX ZOO SAFARI ICE CREAM STAND	624	66,300	2,900
2165	STATEN ISLAND ZOOLOGICAL SOCIETY ENCLOSURE AT CHILDRENS ZOO	240	18,000	8,600
2166	STATEN ISLAND ZOOLOGICAL SOCIETY BARN	325	24,400	11,700
2167	STATEN ISLAND ZOOLOGICAL SOCIETY COVERED BRIDGE	800	85,000	3,800
2168	STATEN ISLAND ZOOLOGICAL SOCIETY PONY BARN	748	79,400	3,500
2169	BRONX ZOO FLAMINGO PUB RESTAURANT - #8	3,075	326,500	14,400
2170	BRONX ZOO BIRDS OF PREY - #9	5,000	531,000	23,500
2171	BRONX ZOO BEEBE'S LAB - #10	2,070	219,800	9,700
2172	BRONX ZOO BOSTON RD. ENTRANCE BUILDING	255	19,100	9,200
2173	BRONX ZOO AFRICAN HIGHLANDS BABOON HOLDING	1,800	191,100	8,500
2174	BRONX ZOO ANIMAL BARN - #13	1,440	152,900	6,800
2175	BRONX ZOO EXISTING ANIMAL HOSPITAL	3,300	350,400	15,500
2176	BRONX ZOO SKY FARI-WEST TERMINAL - #17	2,110	224,100	9,900
2178	BRONX ZOO AMPHITHEATER - #25	1,350	143,400	6,300

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DEPARTMENT OF CULTURAL AFFAIRS - 126

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
2179	BRONX ZOO DESERT HOUSE CANOPY - #26	1,250	132,700	5,900
2180	BRONX ZOO CHILDREN'S ZOO NURSERY - #27	624	66,300	2,900
2181	BRONX ZOO CHILDREN'S ZOO COMFORT STA - #28	320	24,000	11,500
2182	BRONX ZOO SAFARI SNACK BAR	600	63,700	2,800
2183	BRONX ZOO JUNGLE STAND	140	0	9,200
2184	BRONX ZOO COMFORT STATION	1,000	106,200	4,700
2185	BRONX ZOO SOUVENIR BUILDING	4,250	451,300	20,000
2190	BRONX ZOO GARAGE	400	30,000	14,400
2191	BRONX ZOO BIRD CAGES	1,200	127,400	5,600
2193	BRONX ZOO OSTRICH STORAGE SHED	375	28,100	13,500
2194	BRONX ZOO EXHIBIT BARN	1,575	167,300	7,400
2195	BRONX ZOO WD STORAGE	225	16,900	8,100
2196	BRONX ZOO WD STORAGE	255	19,100	9,200
2197	BRONX ZOO LION BUILDING	1,548	164,400	7,300
2198	BRONX ZOO AFRICAN PLAINS STAND	272	20,400	9,800
2199	BRONX ZOO AFRICAN REFRESHMENT STAND	120	0	7,900
2200	BRONX ZOO COMFORT STATION	1,000	106,200	4,700
2201	BRONX ZOO EXHIBIT BARN	2,500	265,500	11,700
2202	BRONX ZOO BLACK SMITH SHOP	4,050	430,100	19,000
2203	BRONX ZOO REFRESHMENT STAND	160	0	10,500
2204	BRONX ZOO CRANES AND TAKINS BUILDING	450	33,800	16,200
2205	BRONX ZOO POLAR BEAR CAGES	850	90,300	4,000
2206	BRONX ZOO SKYFARI EAST TERM	1,920	203,900	9,000
2207	BRONX ZOO REFRESHMENT STAND	160	0	10,500
2208	BRONX ZOO AFRICAN THEATRE	300	22,500	10,800
2209	BRONX ZOO REFRESHMENT STAND	320	24,000	11,500
2210	BRONX ZOO SOUVENIR STAND	160	0	10,500
2211	BRONX ZOO SOUVENIR STORE	336	25,200	12,100
2212	BRONX ZOO AFRICAN COMFORT STATION	1,680	178,400	7,900
2213	BRONX ZOO BENGALI EXPRESS	4,800	509,700	22,500
2214	BRONX ZOO PROPAGATION BUILDING	1,800	191,100	8,500
2215	BRONX ZOO BARN	1,000	106,200	4,700
2216	BRONX ZOO ANIMAL INCINERATOR	1,400	148,700	6,600
2217	BRONX ZOO COMFORT AND STORAGE BUILDING	784	83,300	3,700
2218	NY AQUARIUM GIFT SHOP	828	87,900	3,900
2219	NY AQUARIUM TRIANG	863	91,600	4,100
2220	NY AQUARIUM REFRESHMENTS	576	61,200	2,700
2221	NY AQUARIUM ART BUILDING	372	27,900	13,400
2222	NY AQUARIUM RESTROOM	1,256	133,400	5,900
2224	NY AQUARIUM EXHIBIT	5,100	541,600	24,000
2225	NY AQUARIUM VAULT	653	69,300	3,100
2226	NY AQUARIUM FOOD PREP	515	54,700	2,400
2228	NEW YORK BOTANICAL GARDEN STONE COTTAGE	2,608	277,000	12,300
2229	BRONX ZOO PENGUIN BUILDING	1,170	124,200	5,500

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DEPARTMENT OF CULTURAL AFFAIRS - 126

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
2230	BRONX ZOO GREENHOUSE	5,860	622,300	27,500
2241	SNUG HARBOR CULT CNTR/ BOTN GDN BLDG J	225	16,900	8,100
2244	BRONX ZOO ANIMAL HOLDING SHED	192	0	12,700
2248	SNUG HARBOR CULT CNTR/ BOTN GDN BLDG Q	1,870	198,600	8,800
2249	SNUG HARBOR CULT CNTR/ BOTN GDN BLDG U	400	30,000	14,400
2250	SNUG HARBOR CULT CNTR/ BOTN GDN BLDG V	592	62,900	2,800
2251	SNUG HARBOR CULT CNTR/ BOTN GDN BLDG W	697	74,000	3,300
2253	SNUG HARBOR CULT CNTR/ BOTN GDN ART STUDIO 1	2,664	282,900	12,500
2254	SNUG HARBOR CULT CNTR/ BOTN GDN ART STUDIO 3	2,664	282,900	12,500
2255	SNUG HARBOR CULT CNTR/ BOTN GDN PRE-SCHOOL 1	2,664	282,900	12,500
2256	SNUG HARBOR CULT CNTR/ BOTN GDN PRE-SCHOOL 2	2,664	282,900	12,500
2258	NEW YORK BOTANICAL GARDEN GARAGE	1,872	198,800	8,800
2631	HISTORIC RICHMOND TOWN CARRIAGE AND WAGON MANUFACTORY	1,936	205,600	9,100
2648	BRONX ZOO AFRICAN TERRACE	2,720	288,900	12,800
2798	STATEN ISLAND ZOOLOGICAL SOCIETY TICKET BOOTHS (2)	50	0	3,300
2801	BRONX ZOO CAMEL BUILDING	3,066	325,600	14,400
2856	BRONX ZOO NYALA BARN	3,498	371,500	16,400
14649	NEW YORK BOTANICAL GARDEN HORTICULTURAL OPERATIONS	3,500	371,700	16,400
14831	BRONX ZOO CONSERVATION BLDG	2,500	265,500	11,700
14832	BRONX ZOO BARABARUSA BARN	4,200	446,000	19,700
14833	BRONX ZOO QUARANTINE FACILITY	4,395	466,700	20,600
14834	BRONX ZOO LAMANTINA AMBASSADOR CENTER	8,500	902,700	39,900
14835	BRONX ZOO BUTTERFLY GARDEN	1,000	106,200	4,700
15542	WAVE HILL GAZEBO WILD WARDEN	86	0	5,700
15543	WAVE HILL GAZEBO WOODLAND	77	0	5,100

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