

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** : 27-Jun-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 437 **Lot** : 1 **BIN** : 1005894

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Interior Architecture		\$106,900
Electrical		\$38,000
<b>Total</b>		<b>\$144,900</b>
Importance Code B		\$144,900
<b>Total</b>		<b>\$144,900</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$13,100			\$26,200
Interior Architecture	\$3,600			\$35,400
Electrical	\$8,800	\$7,900	\$7,900	\$15,400
Mechanical	\$14,000	\$12,700	\$39,000	\$19,000
Site Enclosure	\$25,200			
<b>Total</b>	<b>\$64,800</b>	<b>\$20,500</b>	<b>\$46,900</b>	<b>\$96,000</b>
Importance Code A	\$15,500	\$2,400	\$2,400	\$28,700
Importance Code B	\$24,000	\$18,200	\$44,500	\$63,400
Importance Code C	\$25,200			\$3,800
<b>Total</b>	<b>\$64,800</b>	<b>\$20,500</b>	<b>\$46,900</b>	<b>\$96,000</b>



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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**122 COMMUNITY CENTER**  
**Asset # : 14800**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	45%			LIFE	**	5	\$22,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	0-2	\$11,100	LIFE	**	5	\$3,700	
<i>Graffiti, Extent : Light, Area Affected : 10%</i>								
<i>Location : Along First Avenue</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal, Corrugated	25%			2059	**	1		
Metal/Glass Curt Wall	10%			LIFE	**	5	\$9,200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%			2059	**	5-10	\$33,600	
Windows								
Aluminum	100%			2054	**	5	\$22,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$4,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	65%			LIFE	**	5	\$2,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Rail	20%			2049	**	5-10	\$14,300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	3%			2049	**	10	\$1,600	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Modified Bitumen	95%			2039	**	10	\$27,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Slate	2%	Now	\$2,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Original Entrance At First Avenue</i>								
Soffits								
Metal Panel	100%			2059	**	5-10		
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**122 COMMUNITY CENTER**  
**Asset # : 14800**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	30%			LIFE	**	5	\$54,700	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Ceramic Tile	10%			2044	**	5	\$8,300	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Vinyl Tile	35%			2039	**	3	\$14,600	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Wood	25%			2069	**	5	\$39,100	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
<b>Interior Walls</b>								
Cast in Place Concrete	5%			LIFE	**			
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Ceramic Tile	10%			2044	**	5	\$7,700	
		<i>Recent Construction, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Concrete Masonry Unit	10%			LIFE	**	5	\$3,100	
		<i>Recent Construction, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Gypsum Board	45%			LIFE	**	5	\$20,700	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Masonry: Brick	20%			LIFE	**			
		<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Plaster	10%			LIFE	**	5	\$2,300	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						

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

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**122 COMMUNITY CENTER**  
**Asset # : 14800**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%			2049	**	5	\$8,300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	10%			LIFE	**			
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Gypsum Board	50%			LIFE	**	5	\$52,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry:Vault Struct	15%			LIFE	**			
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			LIFE	**	5	\$5,200	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Plaster	10%			LIFE	**	5	\$5,200	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	30%			2059	**			
Iron Picket	70%			2049	**			
<b>Free Standing Walls</b>								
Masonry: Brick	100%	Now	\$25,200	2059	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Graffiti, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Wall Along Front Entrance</i>								
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2034	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	40%			2049	**			
Cast in Place Concrete	5%			2034	**			
No Component	55%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : Gravel</i>								

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

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**122 COMMUNITY CENTER**  
**Asset # : 14800**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2059	**	5	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 3000 Ampere Main Disconnect</i>						
Transformers								
Dry Type	100%			2049	**	5	\$200	
Switchgear / Switchboard								
Molded Case Bkrs	100%			2059	**	5	\$1,300	
Raceway								
Conduit	100%			2059	**	1		
Panelboards								
Molded Case Bkrs	100%			2054	**	5	\$1,300	
Wiring								
Thermoplastic	100%			2059	**	1		
Motor Controllers								
Locally Mounted	80%			2049	**	5	\$300	
Variable Frequency Drive	20%			2049	**			
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2049	**	1	\$14,800	
Generators								
Diesel	100%			2044	**	1	\$18,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 150 Kilowatt Generator</i>						
Batteries								
Lead/Acid	100%			2024	\$1,600	5	\$1,800	
Fuel Storage								
Day Tank	50%			2054	**	5	\$4,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof At Generator</i>						
		<i>Explanation : 100 Gallon Capacity</i>						
Main Tank	50%			2069	**	5	\$700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 80 Gallon Capacity</i>						

**Lighting**

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**122 COMMUNITY CENTER**  
**Asset # : 14800**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	85%			2039	**	10	\$37,600	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 80%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	1%			2039	**	10	\$400	
	<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 1%</i>							
	<i>Location : Stairs Leading To Basement Area</i>							
Incandescent	4%			2039	**	2		
	<i>Other Observation, Extent : Light, Area Affected : 4%</i>							
	<i>Location : Art Studios And Theaters</i>							
	<i>Explanation : Halogen Lamps</i>							
LED	10%			2039	**			
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Lobbies And Corridors</i>							
	<i>Explanation : LED Fixtures</i>							
Egress Lighting								
Emergency, Service	50%			2039	**	1		
Exit, Battery	50%			2039	**	10	\$1,600	
Exterior Lighting								
Fluorescent	10%			2039	**	10	\$400	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Roof</i>							
LED	90%			2039	**			
	<i>Other Observation, Extent : Light, Area Affected : 90%</i>							
	<i>Location : Building Perimeter</i>							
	<i>Explanation : LED Fixtures</i>							
<b>Alarm</b>								
Security System								
Generic	50%			2039	**	1	\$9,000	
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Cctv System</i>							
Generic	50%			2039	**	1	\$9,000	
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Intrusion Alarm System</i>							
Fire/Smoke Detection								
Generic, Digital	100%			2039	**	1-3	\$30,600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Manual Pull Stations, Horns And Strobes, Smoke Detection</i>							

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

**Heating**

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**122 COMMUNITY CENTER**  
**Asset # : 14800**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2059	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2049	**	1	\$23,900	
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$26,900	
Terminal Devices								
Convactor/Radiator	100%			2049	**	1	\$15,600	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2054	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	70%			2044	**	1	\$36,500	
No Component	30%							
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$62,800	
Terminal Devices								
Air Handler/Cool/Ht	70%			2039	**	1	\$20,900	
No Component	30%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$26,900	
Exhaust Fans								
Roof	100%			2039	**	2	\$1,500	
<b>Plumbing</b>								
H/C Water Piping								
Galvanized Steel	100%			2049	**	1		
Water Heater								
Gas Fired	100%			2029	\$28,700	2	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 5th Floor</i>								
<i>Explanation : 2 125-gallon Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2039	**	4	\$1,900	
Backflow Preventer								
Generic	100%			2039	**	1	\$3,000	
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**122 COMMUNITY CENTER**  
**Asset # : 14800**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression	Standpipe							
	Generic	100%			2059		**	1-5 \$24,300
	Sprinkler							
	Generic	100%			2059		**	1-2 \$13,500
	Fire Pump							
	Generic	100%			2044		**	1 \$9,000

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** : 02-Nov-2017 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,Ph  
**Block** : 644 **Lot** : 1 **BIN** : 4441089

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$35,700	\$486,200
Interior Architecture		\$2,247,700
Electrical	\$136,200	\$1,798,500
Mechanical	\$2,553,800	\$1,241,600
<b>Total</b>	<b>\$2,725,700</b>	<b>\$5,774,000</b>
Importance Code A	\$35,700	\$1,321,900
Importance Code B	\$2,690,000	\$2,522,000
Importance Code C		\$1,930,100
<b>Total</b>	<b>\$2,725,700</b>	<b>\$5,774,000</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture		\$7,500		\$39,100
Interior Architecture	\$16,800	\$110,700		\$18,200
Electrical	\$16,300	\$23,200	\$21,500	\$46,400
Mechanical	\$79,600	\$61,600	\$74,100	\$53,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$120,700</b>	<b>\$210,900</b>	<b>\$103,500</b>	<b>\$165,200</b>
Importance Code A	\$11,800	\$19,200	\$11,800	\$51,300
Importance Code B	\$92,100	\$191,600	\$91,800	\$114,000
Importance Code C	\$16,800			
<b>Total</b>	<b>\$120,700</b>	<b>\$210,900</b>	<b>\$103,500</b>	<b>\$165,200</b>



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

**Asset # : 14458**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	60%			LIFE	**	5	\$256,200	
		<i>Horizontal Cracks, Extent : Light, Area Affected : 1%</i>						
		<i>Location : Window Sills</i>						
		<i>Vertical Cracks, Extent : Light, Area Affected : 1%</i>						
		<i>Location : Throughout</i>						
Metal Panel	21%			2049	**	5-10	\$123,300	
Pre-Cast Concrete	5%			LIFE	**	5	\$13,900	
Stucco Cement	7%			2042	**	5	\$14,900	
Window Wall	7%			2055	**	5	\$22,400	
Windows								
Aluminum	97%			2045	**	5	\$73,400	
Metal Louvers	3%			2038	**	10	\$14,200	
Parapets								
Cast in Place Concrete	70%			LIFE	**	5	\$67,000	
Metal Panel	30%			2049	**	5	\$10,800	
Roof								
Modified Bitumen	100%	4+	\$35,700	2034	**			
		<i>Blisters, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
Soffits								
Metal Panel	100%			2049	**	5-10	\$400	
Interior								
Floors								
Carpet	75%			2028	\$3,155,100	3	\$326,700	
Cast in Place Concrete	10%			LIFE	**	5	\$63,500	
		<i>Paint Peeling, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Stair Landings, Mechanical Rooms</i>						
Traffic Topping	10%			2034	**	5	\$36,300	
Vinyl Tile	5%			2034	**	3	\$5,400	
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$4,200	
Fabric on Framing	5%			2030	\$1,822,800	5	\$5,300	
Glass: Single Pane	5%			LIFE	**	5	\$7,900	
Gypsum Board	85%	Now	\$16,800	LIFE	**	5	\$107,200	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Mechanical Rooms, Staff Spaces</i>						
Ceilings								
Exposed Concrete	30%			LIFE	**	5	\$13,600	
Gypsum Board	5%			LIFE	**	5	\$18,200	
Gypsum Board	65%			LIFE	**	5	\$236,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Auditorium</i>						
		<i>Explanation : Actually Fabric Covered Ceiling Panels.</i>						
Site Enclosure								

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

**Asset # : 14458**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Site Enclosure								
Fence/Gates								
Exposed Struc: Steel	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear</i>								
<i>Explanation : Metal Panel</i>								
Free Standing Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
Parking/Driveway								
Asphalt	100%			2038	**			
Activity Yard								
Pavers/Stone	100%			2038	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 3000 Amperes</i>								
Transformers								
Dry Type	100%			2042	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1,000 Kilovolt-ampere, 480/277 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2049	**	5	\$400	
Molded Case Bkrs	50%			2039	**	5	\$2,200	
Raceway								
Conduit	60%			2049	**	1		
Conduit	40%			2039	**	1		
Panelboards								
Molded Case Bkrs	60%			2051	**	5	\$2,700	
Molded Case Bkrs	40%			2037	**	5	\$1,800	
Wiring								
Thermoplastic	60%			2049	**	1		
Thermoplastic	40%			2039	**	1		
Motor Controllers								
Locally Mounted	50%			2034	**	5	\$600	
Variable Frequency Drive	50%			2042	**			
Ground								

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

**Asset # : 14458**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ground</b>								
Grounding Devices Generic	100%			LIFE	**	5	\$2,500	
<b>Stand-by Power</b>								
Transfer Switches Automatic	100%			2034	**	1	\$52,300	
		<i>Not in Service, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
<b>Generators</b>								
Diesel	100%	Now	\$73,800	2044	**	1	\$59,200	
		<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
<b>Lighting</b>								
Interior Lighting Fluorescent	15%			2034	**	10	\$23,400	
		<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Fluorescent	5%			2029	\$31,200	10	\$7,800	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	10%	0-2	\$62,500	2039	**			
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Spaces</i>						
Incandescent	70%			2029	\$1,637,200	2	\$2,600	
<b>Egress Lighting</b>								
Emergency, Battery	50%			2029	\$130,100	10	\$20,500	
Exit, LED	50%			2057	**	1		
<b>Alarm</b>								
Security System Generic	100%			2037	**	1	\$63,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV Surveillance Camera System.</i>						
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$31,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors</i>						

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Natural Gas	100%			2049	**	1		

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

**Asset # : 14458**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment								
Hot Water Boiler	60%			2027	\$835,700	1	\$50,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Old Wing Penthouse</i>								
<i>Explanation : 2 Groups Of Small Boilers (5 Units In Each Group)</i>								
Steam Boiler	40%			2042	**	1	\$67,300	
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : New Wing Penthouse</i>								
<i>Explanation : 2 Newer Units With 1 New Hot Water Converter</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	60%			2037	**	4	\$7,500	
Hot Wtr Piping/Pump	20%			2045	**	4	\$2,500	
Steam Piping/Pump	20%			2049	**			
<b>Terminal Devices</b>								
Air Handler	40%			2024	\$1,016,400	1	\$42,100	
Air Handler	30%			2034	**	1	\$31,500	
Convactor/Radiator	20%			2027	\$193,500	1	\$11,000	
Convactor/Radiator	10%			2042	**	1	\$5,500	
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2045	**	1		
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	100%			2038	**	1	\$184,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Refrigerant 407-c</i>								
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	100%			2039	**	4	\$8,400	
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	60%			2024	\$1,216,000	1	\$63,100	
Air Handler/Cool/Ht	40%			2034	**	1	\$42,100	
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	60%			LIFE	**	2-5	\$56,900	
Ductwork/Diffusers	40%			LIFE	**	2-5	\$37,900	
<b>Exhaust Fans</b>								
Interior	50%			2024	\$321,400	2	\$2,600	
Interior	30%			2034	**	2	\$1,600	
Roof	20%			2029	\$60,000	2	\$1,000	
<b>Plumbing</b>								

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

**Asset # : 14458**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Brass/Copper	60%	2-4	\$16,200	2039	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Water Main</i>								
	Brass/Copper	40%			2055	**	1	
Water Heater	Gas Fired	100%			2027	\$110,200	2	\$2,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 100 Gallons</i>								
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)	Submersible	100%			2022	\$6,100	4	\$5,400
Sewage Ejector(s)	Electric	100%			2037	**	4	\$10,100
Fixtures	Generic	100%						
Vertical Transport								
Elevators	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit From 1st To 3rd Floor, 1 Unit From Basement To 3rd Floor</i>								
<i>Explanation : 2 Units - Freight Not Working</i>								
Fire Suppression								
Sprinkler	Generic	100%			2055	**	1-2	\$47,600

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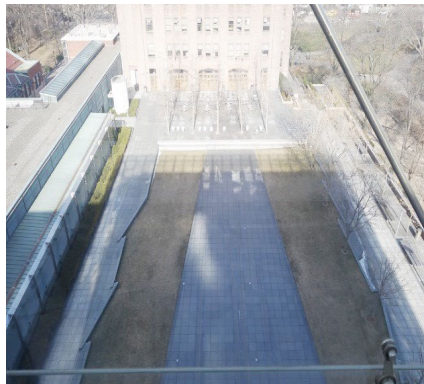
Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$169,100	\$43,900
Interior Architecture	\$745,900	\$499,800
Electrical		\$880,700
Mechanical	\$40,400	\$40,400
<b>Total</b>	<b>\$955,400</b>	<b>\$1,464,900</b>
Importance Code A	\$169,100	\$43,900
Importance Code B	\$786,400	\$1,421,000
<b>Total</b>	<b>\$955,400</b>	<b>\$1,464,900</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$91,300		\$5,100	
Interior Architecture	\$24,000		\$1,500	
Electrical	\$3,000	\$3,000	\$3,000	\$3,000
Mechanical	\$20,400	\$12,700	\$25,100	\$10,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$142,700</b>	<b>\$19,700</b>	<b>\$38,700</b>	<b>\$17,100</b>
Importance Code A	\$91,300		\$5,100	
Importance Code B	\$27,400	\$19,700	\$33,700	\$17,100
Importance Code C	\$24,000			
<b>Total</b>	<b>\$142,700</b>	<b>\$19,700</b>	<b>\$38,700</b>	<b>\$17,100</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	12%			2065	**	10	\$19,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North And West Facades</i>								
<i>Explanation : Copper Panel</i>								
Masonry: Brick	40%			LIFE	**	5	\$54,000	
Masonry: Limestone	3%	Now	\$12,600	LIFE	**	5	\$1,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Fascia At Garage Entry</i>								
Metal/Glass Curt Wall	10%			LIFE	**	5	\$25,300	
Pre-Cast Concrete	20%	4+	\$25,300	LIFE	**	5	\$43,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Shaftway For Mechanical Equipment Southwesterly Corner</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Window Wall	15%			2050	**	5	\$38,000	
Windows								
Metal Louvers	100%			2033	**	10		
Parapets								
Copper/Terne	40%			2065	**	5	\$9,000	
Masonry: Brick	40%			LIFE	**	5-10	\$12,700	
Metal Rail	10%			2043	**	5-10	\$8,400	
Pre-Cast Concrete	10%			LIFE	**	5	\$5,800	
Roof								
Built-Up (BUR)	5%			2035	**	10	\$7,500	
Copper/Terne	5%			2058	**	10	\$18,900	
Plaza Roof: Stone Panels	45%	Now	\$169,100	2050	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Garage</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Trench Drain At Base Of Fountain</i>								
<i>Explanation : Efflorescence</i>								
Plaza Roof: Stone Panels	20%			2050	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Grass Covering, Tree Plantings And Fountain Heads</i>								
Not Accessible	25%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : West Side Of Roof</i>								
<i>Explanation : Construction Trailers In Use</i>								
Interior								

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	75%			LIFE	**	5	\$801,300	
Terrazzo	20%			LIFE	**	5	\$76,300	
Vinyl Tile	5%			2035	**	3	\$4,600	
<b>Interior Walls</b>								
Concrete Masonry Unit	70%			LIFE	**	5	\$25,400	
Gypsum Board	20%			LIFE	**	5-10	\$15,400	
Masonry: Brick	10%			LIFE	**	10	\$1,400	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%			2035	**	5	\$12,200	
Exposed Concrete	75%			LIFE	**	5-10	\$228,900	
Gypsum Board	20%			LIFE	**	5-10	\$167,900	
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	25%			2043	**			
Masonry: Granite	50%			LIFE	**			
Pavers/Stone	25%			2033	**			
<b>Parking/Driveway</b>								
Pavers/Stone	100%			2033	**			
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	100%			2040	**	1		
<b>Wiring</b>								
Thermoplastic	100%			2040	**	1		
<b>Motor Controllers</b>								
Locally Mounted	50%			2035	**	5	\$600	
Variable Frequency Drive	50%			2035	**			
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	100%			2030	\$405,400	10	\$149,600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Throughout</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2030	\$45,500	1		
Exit, LED	50%			2045	**	1		
<b>Alarm</b>								
<b>Security System</b>								
No Component	50%							
Generic	50%			2030	\$280,100	1	\$30,500	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2040	**	1		
No Component	90%							
Terminal Devices								
Convactor/Radiator	10%			2035	**	1	\$5,300	
No Component	90%							
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2040	**	4	\$800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Chilled Water From Section 17</i>						
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$144,000	
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	\$1,200	2023	\$5,900	4	\$3,400	
		<i>Broken, Extent : Severe, Area Affected : 30%</i>						
		<i>Location : Mechanical Room 1 Of 2</i>						
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 2nd Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2040	**	1-5	\$82,300	
Sprinkler								
Generic	100%			2040	**	1-2	\$45,700	
		<i>Dry System, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Garage</i>						

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

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$315,000	\$211,400
Interior Architecture	\$235,000	\$201,400
Electrical		\$65,700
Mechanical	\$83,800	\$1,224,900
<b>Total</b>	<b>\$633,800</b>	<b>\$1,703,400</b>
Importance Code A	\$315,000	\$211,400
Importance Code B	\$245,000	\$1,451,800
Importance Code C	\$73,800	\$40,300
<b>Total</b>	<b>\$633,800</b>	<b>\$1,703,400</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$65,900		\$19,900	
Interior Architecture	\$114,500		\$10,900	\$10,000
Electrical	\$10,600	\$7,400	\$9,000	\$7,400
Mechanical	\$53,800	\$15,500	\$22,900	\$15,500
Elevators/Escalators	\$45,600	\$45,600	\$45,600	\$45,600
<b>Total</b>	<b>\$290,400</b>	<b>\$68,500</b>	<b>\$108,300</b>	<b>\$78,500</b>
Importance Code A	\$70,300	\$2,200	\$22,100	\$2,200
Importance Code B	\$184,400	\$66,300	\$86,200	\$76,300
Importance Code C	\$35,800			
<b>Total</b>	<b>\$290,400</b>	<b>\$68,500</b>	<b>\$108,300</b>	<b>\$78,500</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	5%			2065	**	10	\$9,000	
Exposed Struc: Steel	10%			LIFE	**	5	\$48,200	
Glass: Special Gauge	55%			LIFE	**	1		
Masonry: Brick	10%			LIFE	**	5	\$15,400	
Masonry: Granite	10%	Now	\$103,600	LIFE	**	5	\$5,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Entrance On 81st</i>								
Pre-Cast Concrete	10%			LIFE	**	5	\$50,200	
Windows								
Metal Louvers	5%			2039	**	10		
No Component	95%							
Parapets								
Concrete Masonry Unit	50%			LIFE	**	5-10	\$9,900	
Metal Rail	30%			2043	**	5-10	\$19,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,300	
Stucco Cement	15%			2043	**	5	\$1,400	
Roof								
Built-Up (BUR)	25%			2035	**	10	\$19,800	
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
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	\$422,800	
Soffits								
Masonry: Granite	100%			LIFE	**	5		
Interior								
Floors								
Carpet	15%			2026		3	\$40,200	
Cast in Place Concrete	5%			LIFE	**	5	\$29,300	
Granite Panels	10%			LIFE	**	5	\$20,100	
Sheet Vinyl/Rubber	15%			2035	**	5	\$30,100	
Terrazzo	50%			LIFE	**	5	\$104,700	
Vinyl Tile	5%			2035	**	3	\$2,500	
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$6,000	
Fiberglass Panel	25%			LIFE	**	10	\$9,300	
Glass: Single Pane	15%			LIFE	**	5	\$33,500	
Gypsum Board	45%			LIFE	**	5-10	\$114,000	
Metal Panel	10%			LIFE	**	10	\$6,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sphere</i>								
<i>Explanation : Special Construcion</i>								

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%			2043	**	5	\$20,100	
Exposed Concrete	10%			LIFE	**	5-10	\$16,700	
Gypsum Board	10%			LIFE	**	5-10	\$46,000	
Metal Panel	65%			LIFE	**	5	\$217,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Hall</i>								
<i>Explanation : Installed Netting Throughout</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%			2065	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2035	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	10%			2035	**			
Masonry: Granite	35%			LIFE	**			
Pavers/Stone	55%			2033	**			
<b>Parking/Driveway</b>								
Pavers/Stone	100%			2033	**			
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	100%	4+	\$2,100	2050	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Accessed Through Building 16 Garage</i>								
<i>Explanation : Two 2,000 Ampere Circuit Breakers Fed From 81st Street Vault In Building 17, Water Present In Room</i>								
<b>Transformers</b>								
Dry Type	100%			2043	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 300 And 112.5 Kilovolt-ampere</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2050	**	5	\$400	
<b>Raceway</b>								
Conduit	100%			2050	**	1		
<b>Panelboards</b>								
Molded Case Bkrs	100%			2046	**	5	\$2,400	
<b>Wiring</b>								
Thermoplastic	100%			2050	**	1		

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Conversion Equipment								
Heat Exchanger, Shell & Tube	50%			2033	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Section 16 Mechanical Room</i>								
<i>Explanation : Hot Water To Glycol For Perimeter System</i>								
Heat Exchanger, Plate & Frame	50%			2033	**	1	\$22,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Steam To Hot Water Converters. Low Pressure Steam From Section 7</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2038	**	4	\$6,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Basement In Section 16</i>								
<i>Explanation : Hot Water And Glycol</i>								
<b>Air Conditioning</b>								
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	100%			2040	**	4	\$4,400	
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	100%			2030	\$1,067,000	1	\$55,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Rooms And Switchgear Room</i>								
<i>Explanation : Switchgear Room Is Cooling Only</i>								
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$79,000	
<b>Exhaust Fans</b>								
Roof	100%			2030	\$158,000	2	\$2,700	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2056	**	1		
<b>Water Heater</b>								
Electric	100%			2023	\$83,800	4	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 8 Units</i>								
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Submersible	100%	Now	\$1,600	2023	\$3,200	4	\$1,900	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement 1 Of 2</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Switchgear Room</i>								
<i>Explanation : 1 Pump</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE		**		
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : 1st To 6th Floor</i>								
<i>Explanation : Three Units</i>								
Hydraulic	10%			LIFE		**		
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : One Unit</i>								
Escalators								
Under 20' Rise	100%			LIFE		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Unit From Basement To 1st Floor, One Unit From 1st To 2nd Floor, One Unit From 2nd To 3rd Floor</i>								
<i>Explanation : Three Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2056		**	1-5	\$45,100
Sprinkler								
Generic	100%			2056		**	1-2	\$25,100
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Perimeter</i>								
<i>Explanation : Deluge System</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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



Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$960,900	\$116,700
Interior Architecture	\$646,700	\$505,000
Electrical	\$44,200	\$1,001,600
Mechanical	\$870,200	\$1,030,300
<b>Total</b>	<b>\$2,522,000</b>	<b>\$2,653,600</b>
Importance Code A	\$960,900	\$184,600
Importance Code B	\$1,294,100	\$2,392,400
Importance Code C	\$267,100	\$76,600
<b>Total</b>	<b>\$2,522,000</b>	<b>\$2,653,600</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$24,900			
Interior Architecture	\$31,500		\$2,700	\$16,200
Electrical	\$11,300	\$3,600	\$4,500	\$4,800
Mechanical	\$111,700	\$13,200	\$15,600	\$9,500
<b>Total</b>	<b>\$179,500</b>	<b>\$16,800</b>	<b>\$22,800</b>	<b>\$30,600</b>
Importance Code A	\$27,800			
Importance Code B	\$151,700	\$16,800	\$22,800	\$30,600
Importance Code C				
<b>Total</b>	<b>\$179,500</b>	<b>\$16,800</b>	<b>\$22,800</b>	<b>\$30,600</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**AMERICAN MUSEUM OF NATL HISTORY SECTION 1**

**Asset # : 2327**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	68%	Now	\$522,900	LIFE	**	5	\$33,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<i>Efflorescence, Extent : Light, Area Affected : 40%</i>								
<i>Location : West And North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 15%</i>								
<i>Location : West And North Facade</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 30%</i>								
<i>Location : West And North Facade</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 5th Floor Offices And At Dormers And East Side Into 1st Floor</i>								
Masonry: Granite	7%	Now	\$94,400	LIFE	**	5	\$2,600	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Dormer On West And East Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Dormer On West And East Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	25%			LIFE	**	5	\$18,500	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 30%</i>								
<i>Location : East Facade</i>								
Windows								
Aluminum	5%			2046	**	5	\$500	
Wood	65%	Now	\$213,300	2055	**	5	\$33,500	1
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West Facade Below Gutter Line</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 25%</i>								
<i>Location : West Facade Below Gutter Line</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 50%</i>								
<i>Location : West Facade Below Gutter Line</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : West Facade Below Gutter Line</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : West Facade Below Gutter Line</i>								
Wood	30%			2046	**	5	\$30,900	
Roof								
Copper/Terne	50%			2045	**	10	\$67,800	
Slate	50%	Now	\$130,300	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Interior								

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

Estimates are rounded to the nearest hundred dollars.

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

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

**Asset # : 2327**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	20%			2026	\$418,100	3	\$57,700	
Mosaic Tile	10%	Now	\$73,500	2035	**	5	\$18,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : First Floor Exhibition Area</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Multiple Locations</i>								
<i>Explanation : Historic Minton Tiles - Super Premium.</i>								
Steel Grating	5%			2050	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 5th Floor Mezzanine</i>								
<i>Explanation : 5m Catwalk</i>								
Terrazzo	40%			LIFE	**	5	\$90,200	
Vinyl Tile	15%			2035	**	3	\$8,100	
Vinyl Tile 9" X 9"	10%	Now	\$54,100	2030	\$180,400	3	\$5,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout 4th And 5th Floors</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 4th And 5th Floors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout 4th And 5th Floors</i>								
Interior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	10	\$35,900	
Gypsum Board	25%			LIFE	**	5-10	\$81,400	
Plaster	50%	Now	\$87,200	LIFE	**	5	\$28,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Mezzanine Stairs, 5th Floor Offices And 1st Floor Exhibit Hall</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Mezzanine Stairs, 5th Floor Offices And 1st Floor Exhibit Hall</i>								
Plaster	10%	Now	\$14,700	LIFE	**	5	\$5,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Exhibit Hall</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : 1st Floor Exhibit Hall</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Mezzanine Stairs, 5th Floor Offices And 1st Floor Exhibit Hall</i>								
Wood	10%			LIFE	**	5	\$153,200	

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 1**

**Asset # : 2327**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%	Now	\$1,300	2043	**	5	\$3,600	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Attic Space</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Attic Space</i>								
Plaster	10%			LIFE	**	5-10	\$24,800	
Plaster	75%	Now	\$80,600	LIFE	**	5	\$67,600	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Near Dormers And At Mezzainine Stairs</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Near Dormers And At Mezzainine Stairs</i>								
<i>Explanation : Protective Netting In Place To Prevent Plaster From Falling</i>								
Wood	10%			LIFE	**	5	\$252,600	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2040	**	5	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : This Section Is Supplied From The 77 Street Service.</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2040	**	5	\$2,500	
<b>Raceway</b>								
Conduit	60%			2040	**	1		
Conduit	40%			2030	\$37,700	1		
<b>Panelboards</b>								
Molded Case Bkrs	60%			2038	**	5	\$1,500	
Molded Case Bkrs	40%			2029	\$17,000	5	\$1,000	
<b>Wiring</b>								
Braided Cloth	30%			2029	\$27,800	1		
Thermoplastic	70%			2040	**	1		
<b>Motor Controllers</b>								
Locally Mounted	70%			2035	**	5	\$500	
Locally Mounted	30%			2028	\$74,900	5	\$200	
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							
<b>Lighting</b>								

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

**Asset # : 2327**

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

**Lighting**

Interior Lighting

Fluorescent	50%			2025	\$177,100	10	\$44,200	
Fluorescent	10%			2030	\$35,400	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	**			
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement*

*Explanation : LED Fixtures Installed In 2018.*

Egress Lighting

Emergency, Battery	30%			2025	\$44,300	10	\$7,000	
Emergency, Battery	20%			2030	\$29,500	10	\$4,700	
Exit, LED	20%			2033	**	1		
Exit, LED	30%			2045	**	1		

**Alarm**

Security System

No Component	60%							
Generic	40%			2025	\$132,400	1	\$14,400	

Fire/Smoke Detection

No Component	60%							
Generic, Analog	40%			2025	\$453,300	1-3	\$24,500	

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

*Location : Throughout Building*

*Explanation : The Main Fire Alarm Panel Is Located In The Basement Of Section 3.*

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

**Heating**

Conversion Equipment

Pres. Reducing Valve/LP Steam	100%			2026	\$67,900	5	\$5,700	
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Distribution

Steam Piping/Pump	60%	0-2	\$271,900	2060	**			
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*Corroded, Extent : Severe, Area Affected : 100%*

*Location : Throughout*

Steam Piping/Pump	40%	4+	\$90,600	2040	**			
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*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

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

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

**Asset # : 2327**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Terminal Devices								
Convactor/Radiator	15%			2028	\$82,300	1	\$4,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Convactor/Radiator	5%	0-2	\$27,400	2050	**	1	\$1,400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout, Defective Steam Traps</i>								
No Component	80%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Included In Air Conditioning Section</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	20%			2046	**	1		
No Component	80%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Section 17</i>								
<i>Explanation : Chilled Water Plant</i>								
Conversion Equipment								
Window/Wall Unit	20%			2028	\$42,700	1		
No Component	80%							
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2050	**	4	\$5,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Section 17</i>								
<i>Explanation : Piping Only, Chilled Water Is Supplied From The Central Chiller Plant In Section 17</i>								
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	15%	0-2	\$34,500	2040	**	1	\$8,000	
<i>Damaged, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1 Of 8 Units Damaged Due To Fire, 1 Of 8 Damaged Chilled Water Coils</i>								
Air Handler/Cool/Ht	65%			2030	\$149,400	1	\$38,800	
No Component	20%							
Dehumidifier								
No Component	50%							
Generic	50%			2028				
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Various Floors</i>								
<i>Explanation : The Air Handlers Have The Capability To Perform A Dehumidification Cycle</i>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$85,100	

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

**Asset # : 2327**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Ventilation</b>								
Exhaust Fans								
	Interior	90%			2030	\$328,200	2	\$2,700
	Roof	10%	4+	\$8,500	2030	\$17,000	2	\$200
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<b>Plumbing</b>								
H/C Water Piping								
	Galvanized Steel	20%	0-2	\$89,900	2050	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Or Near Points Of Use, Heavy Internal Corrosion Reported, The Internal Corrosion Is Creating Water Flow Restriction Issues.</i>								
	Galvanized Steel	80%			2028	\$359,800	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Sanitary Piping</b>								
	Cast Iron	100%	4+	\$375,000	LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Storm Drain Piping</b>								
	Cast Iron	80%			LIFE	**	1	
	Cast Iron	20%	0-2	\$42,700	LIFE	**	1	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour</i>								
<b>Fixtures</b>								
	Generic	100%						
<b>Fire Suppression</b>								
Standpipe								
	Generic	100%			2040	**	1-5	\$48,600
<b>Sprinkler</b>								
	No Component	50%						
	Generic	50%			2056	**	1-2	\$13,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, 1, 2, 3</i>								
<i>Explanation : Locations</i>								

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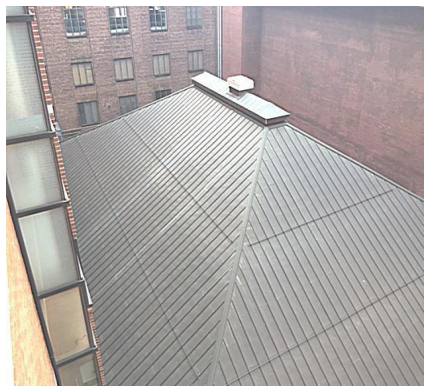
Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture		\$171,300
Electrical		\$458,000
Mechanical	\$379,000	\$474,800
<b>Total</b>	<b>\$379,000</b>	<b>\$1,104,100</b>
Importance Code A		\$171,300
Importance Code B	\$379,000	\$932,900
<b>Total</b>	<b>\$379,000</b>	<b>\$1,104,100</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Interior Architecture	\$152,100			\$24,200
Electrical	\$13,000	\$1,500	\$1,700	\$2,200
Mechanical	\$21,800	\$6,600	\$7,400	\$4,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$190,800</b>	<b>\$12,000</b>	<b>\$13,100</b>	<b>\$35,200</b>
Importance Code A				
Importance Code B	\$152,500	\$12,000	\$13,100	\$35,200
Importance Code C	\$38,200			
<b>Total</b>	<b>\$190,800</b>	<b>\$12,000</b>	<b>\$13,100</b>	<b>\$35,200</b>



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

**Asset # : 2653**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Roof</b>								
Copper/Terne	100%			2058	**	10	\$171,300	
<b>Interior</b>								
<b>Floors</b>								
Carpet	80%			2026	\$690,900	3	\$95,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terrazzo	10%			LIFE	**	5	\$9,300	
Vinyl Tile	5%	Now	\$600	2035	**	3	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Electrical Room</i>								
Wood	5%			2045	**	5	\$5,600	
<b>Interior Walls</b>								
Fiberglass Panel	28%			LIFE	**	10	\$5,200	
Gypsum Board	10%			LIFE	**	5-10	\$12,500	
Marble Panels	2%			LIFE	**	10	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Columns</i>								
<i>Explanation : Columns</i>								
Plaster	60%			LIFE	**	5-10	\$37,600	
<b>Ceilings</b>								
Exposed Struc: Steel	25%			LIFE	**	10	\$29,800	
Glass: Susp Panels	50%			LIFE	**	10	\$22,400	
Gypsum Board	25%			LIFE	**	5-10	\$51,200	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2040	**	5	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : This Section Is Supplied From 81st Street Electrical Service</i>								
<b>Transformers</b>								
Dry Type	100%			2035	**	5	\$100	
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2030	\$37,000	5	\$1,000	
<b>Raceway</b>								
Conduit	60%			2030	\$21,300	1		
Conduit	40%			2030	\$14,200	1		
<b>Panelboards</b>								
Molded Case Bkrs	80%			2029	\$20,400	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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Wiring								
Braided Cloth	30%			2029	\$9,400	1		
Thermoplastic	70%			2040	**	1		
Motor Controllers								
Locally Mounted	70%			2028	\$59,400	5	\$200	
Locally Mounted	30%			2035	**	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	60%			2035	**	10	\$21,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
Fluorescent	20%			2025	\$29,300	10	\$7,300	
Incandescent	10%			2025	\$54,800	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Track Lights Are Installed In The First Floor.</i>								
LED	10%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : LED Lights Installed In 2018.</i>								
Egress Lighting								
Emergency, Battery	40%			2025	\$24,400	10	\$3,800	
Exit, LED	60%			2045	**	1		
Alarm								
Security System								
No Component	60%							
Generic	40%			2025	\$54,700	1	\$6,000	
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2025	\$187,300	1-3	\$10,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : Main Fire Alarm Control Panel Is Located In Section 3 Basement.</i>								

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

Heating

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

**Asset # : 2653**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Distribution</b>								
Steam Piping/Pump	60%	0-2	\$112,300	2060		**		
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Steam Piping/Pump	40%	4+	\$37,400	2040		**		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Terminal Devices</b>								
Convactor/Radiator	8%			2028	\$18,100	1	\$1,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Convactor/Radiator	2%	0-2	\$4,500	2050		**	\$200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout, Defective Steam Traps</i>								
No Component	90%							
<b>Air Conditioning</b>								
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	100%			2050		**	\$2,900	4
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Section 17</i>								
<i>Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17</i>								
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	100%			2030	\$474,800	1	\$24,600	
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE		**	\$35,200	2-5
<b>Exhaust Fans</b>								
Roof	100%			2035		**	\$1,200	2
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Galvanized Steel	80%	4+	\$74,300	2035		**		1
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Galvanized Steel	20%			2043		**		1
<b>Sanitary Piping</b>								
Cast Iron	100%	4+	\$154,900	LIFE		**		1
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE		**		1
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								

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

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

**Asset # : 2653**

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

*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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$931,200	\$289,400
Interior Architecture	\$186,700	\$253,100
Electrical		\$464,000
Mechanical	\$1,022,300	\$1,110,300
<b>Total</b>	<b>\$2,140,200</b>	<b>\$2,116,700</b>
Importance Code A	\$931,200	\$289,400
Importance Code B	\$1,022,300	\$1,692,500
Importance Code C	\$186,700	\$134,900
<b>Total</b>	<b>\$2,140,200</b>	<b>\$2,116,700</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$18,500			
Interior Architecture	\$101,100		\$16,900	\$32,800
Electrical	\$5,900	\$5,900	\$7,900	\$5,900
Mechanical	\$44,600	\$22,700	\$15,100	\$22,300
Elevators/Escalators	\$6,900	\$6,900	\$6,900	\$6,900
<b>Total</b>	<b>\$177,000</b>	<b>\$35,500</b>	<b>\$46,800</b>	<b>\$67,900</b>
Importance Code A	\$18,500		\$2,100	
Importance Code B	\$148,600	\$35,500	\$41,900	\$67,900
Importance Code C	\$9,900		\$2,700	
<b>Total</b>	<b>\$177,000</b>	<b>\$35,500</b>	<b>\$46,800</b>	<b>\$67,900</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**AMERICAN MUSEUM OF NATL HISTORY SECTION 11**

**Asset # : 2314**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$363,800	LIFE	**	5	\$106,300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade, Upper Floors</i>								
Windows								
Aluminum	25%			2046	**	5	\$4,900	
Wood	75%	Now	\$465,700	2055	**	5	\$73,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	85%			LIFE	**	5-10	\$42,100	
Pre-Cast Concrete	10%			LIFE	**	5	\$9,100	
Stucco Cement	5%	4+	\$2,100	2035	**	5	\$500	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Interior Parapet Wall</i>								
Roof								
Copper/Terne	75%	Now	\$9,400	2045	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Gutter Between Buildings 11 And 11b</i>								
IRMA/Protected Membrane	3%			2030		10	\$1,200	
<i>Gravel/Stone Ballast, Extent : Light, Area Affected : 100%</i>								
<i>Location : Below Rooftop Mechanical Equipment</i>								
Modified Bitumen	7%			2030		10	\$2,900	
Skylight, Plastic	3%			2035	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Stair</i>								
<i>Explanation : Atop Bulkhead</i>								
Sloped Glazing	12%			LIFE	**	5	\$131,500	
Interior								
Floors								
Carpet	60%			2026		3	\$128,200	
Cork Tile	5%			2040	**	5	\$4,700	
Sheet Vinyl/Rubber	3%			2035	**	5	\$4,800	
Traffic Topping	5%			2035	**	5	\$6,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Laboratories And 2nd Floor</i>								
<i>Explanation : Liquid Applied Epoxy Floor</i>								
Vinyl Tile	18%			2035	**	3	\$7,200	
Vinyl Tile 9" X 9"	6%			2025		3	\$3,200	
Wood	3%			2045	**	5	\$6,000	

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

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

**Asset # : 2314**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	3%			2033	**	5	\$5,500	
Gypsum Board	57%			LIFE	**	5-10	\$176,200	
Plaster	30%	Now	\$9,900	LIFE	**	5	\$16,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Roof Stair Bulkhead</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Roof Stair Bulkhead</i>								
Wood	10%			LIFE	**	5	\$145,400	
<b>Ceilings</b>								
AcousTile,Adhered	2%			2043	**	5	\$2,100	
AcousTileSusp.Lay-In	20%			2043	**	5	\$21,400	
Exposed Concrete	3%			LIFE	**	5-10	\$4,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Fifth Floor</i>								
Exposed Struc: Steel	2%			LIFE	**	10	\$4,300	
Gypsum Board	11%			LIFE	**	5-10	\$40,400	
Metal Panel	5%			LIFE	**	5	\$13,400	
Plaster	57%	Now	\$18,100	LIFE	**	5	\$38,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Adjacent To Sloped Glazing 5th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Adjacent To Sloped Glazing 5th Floor</i>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	80%			2030	\$209,700	10	\$52,400	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Incandescent	15%			2025	\$147,300	2	\$200	
LED	5%			2035	**			
<b>Egress Lighting</b>								
Emergency, Battery	25%			2030	\$27,300	10	\$4,300	
Emergency, Battery	25%			2030	\$27,300	10	\$4,300	
Exit, Service	50%			2030	\$10,900	1		
<b>Alarm</b>								
Security System Generic	100%			2035	**	1	\$26,700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Fed From Command Station In Building 12</i>					
<b>Fire/Smoke Detection</b>								
No Component	20%							
Generic, Digital	80%			2035	**	1-3	\$35,200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Fed From Fire Command Center In Building 12</i>					
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2033	**	5	\$4,200	
<b>Distribution</b>								
Steam Piping/Pump	20%	0-2	\$67,100	2060	**			
			<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout Due To Deteriorating Piping</i>					
Steam Piping/Pump	80%	4+	\$268,300	2060	**			
			<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>					
			<i>Location : Throughout</i>					
			<i>Other Observation, Extent : Severe, Area Affected : 80%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Piping Covered In Insulation</i>					

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

**Asset # : 2314**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Terminal Devices								
Air Handler	5%	0-2	\$53,300	2040	**	1	\$2,000	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Room 5th Floor</i>								
Air Handler	45%			2030	\$480,000	1	\$19,900	
Convactor/Radiator	10%	0-2	\$40,600	2050	**	1	\$2,100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout, Defective Steam Traps And Danfoss Valves</i>								
Convactor/Radiator	40%	4+	\$81,200	2035	**	1	\$8,300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	30%			2046	**	1		
No Component	70%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Section 17</i>								
<i>Explanation : From Chilled Water Plant</i>								
<b>Conversion Equipment</b>								
Split Unit	10%			2030	\$161,900			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	10%	2-4	\$15,800	2030	\$15,800	1		
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	80%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Lower Level</i>								
<i>Explanation : Chilled Water Is Fed From Section 17 Central Chiller Plant</i>								
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	50%			2040	**	4	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Piping Only, Chilled Water Is Pumped From Section 17</i>								
No Component	50%							
<b>Terminal Devices</b>								
Air Handler/Dir Expansion	10%			2030	\$17,000	1		
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement And Mechanical Rooms</i>								
<i>Explanation : Computer Room Units And Units For All Floors</i>								
Air Handler/Cool/Ht	50%			2030	\$85,100	1	\$22,100	
No Component	40%							

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

**Asset # : 2314**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning	Heat Rejection							
	Water Cooling Tower	100%			2028	\$57,600	2	\$71,800
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Courtyard</i>				
				<i>Explanation : Serves Chiller Plant In Section 17</i>				
Ventilation	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$63,000
	Exhaust Fans							
	Roof	100%	4+	\$63,000	2030	\$125,900	2	\$1,700
				<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>				
				<i>Location : Roof</i>				
Plumbing	H/C Water Piping							
	Galvanized Steel	60%			2028	\$199,700	1	
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
	Galvanized Steel	40%	0-2	\$133,100	2050	**	1	
				<i>Corroded, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : At Points Of Use, Heavy Internal Pipe Corrosion Reported, The Internal Pipe Corrosion Is Creating Water Flow Restriction Issues</i>				
Water Heater	Electric	5%			2025	\$3,300	4	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 5th Floor Conservation Laboratory</i>				
				<i>Explanation : 50 Gallon</i>				
	No Component	95%						
Sanitary Piping	Cast Iron	100%	4+	\$277,600	LIFE	**	1	
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
Storm Drain Piping	Cast Iron	80%	Now	\$6,300	LIFE	**	1	
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
	Cast Iron	20%	0-2	\$31,600	LIFE	**	1	
				<i>Corroded, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour</i>				
Fixtures	Generic	100%						
Vertical Transport	Elevators							
	Geared Traction	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement To 5th Floor, Education</i>				
				<i>Explanation : 1 Unit, No 7</i>				

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Estimates are rounded to the nearest hundred dollars.

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

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

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

**Asset # : 2314**

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

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$40,200
Mechanical		\$86,400
<b>Total</b>		<b>\$126,600</b>
Importance Code A		\$40,200
Importance Code B		\$86,400
<b>Total</b>		<b>\$126,600</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$24,800			
Interior Architecture	\$15,500		\$1,500	
Electrical	\$200	\$200	\$200	\$200
Mechanical	\$1,800	\$400	\$800	\$500
<b>Total</b>	<b>\$42,200</b>	<b>\$500</b>	<b>\$2,500</b>	<b>\$600</b>
Importance Code A	\$24,800		\$100	
Importance Code B	\$9,900	\$500	\$2,400	\$600
Importance Code C	\$7,600			
<b>Total</b>	<b>\$42,200</b>	<b>\$500</b>	<b>\$2,500</b>	<b>\$600</b>



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

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

**Asset # : 2330**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	85%			LIFE	**	5	\$9,900	
Metal Panel	15%			2040	**	5-10	\$6,000	
<b>Windows</b>								
Aluminum	10%			2038	**	5	\$100	
Wood	90%	Now	\$14,400	2055	**	5	\$2,300	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Concrete Masonry Unit	25%	Now	\$500	LIFE	**	5	\$200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Side</i>								
Masonry: Brick	65%			LIFE	**	5-10	\$2,800	
Pre-Cast Concrete	10%			LIFE	**	5	\$800	
<b>Roof</b>								
Built-Up (BUR)	35%			2025		10	\$1,400	
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Roof</i>								
Modified Bitumen	65%	Now	\$800	2030			\$40,200	
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Roof Penetration</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Office Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	35%			2029		3	\$3,300	
Slate	5%			LIFE	**	5	\$700	
Terrazzo	10%			LIFE	**	5	\$1,000	
Vinyl Tile	50%			2035	**	3	\$1,200	
<b>Interior Walls</b>								
Gypsum Board	25%			LIFE	**	5-10	\$3,800	
Masonry: Brick	5%			LIFE	**	10	\$100	
Plaster	65%			LIFE	**	5-10	\$4,900	
Wood	5%			LIFE	**	5	\$3,600	

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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 11A**

**Asset # : 2330**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$400	2043	**	5	\$500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Office</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Office</i>								
Gypsum Board	30%			LIFE	**	5-10	\$6,500	
Plaster	55%	Now	\$2,600	LIFE	**	5	\$2,200	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
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	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
LED	5%			2035	**			
Egress Lighting								
Emergency, Service	50%			2030	\$1,200	1		
Exit, Service	50%			2030	\$600	1		
Alarm								
Security System								
No Component	50%							
Generic	50%			2030	\$7,200	1	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fed From Command Center In Building 12</i>								

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 11A**

**Asset # : 2330**

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

**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*

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

**Heating**

Conversion Equipment

Pres. Reducing Valve/LP Steam

35%

2033

\*\*

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

100%

2040

\*\*

4

\$200

Piping/Pmp

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

*Location : 2nd Floor Ceiling*

*Explanation : For Units Located On Roof Of Section 1*

**Terminal Devices**

Convactor/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

\$18,100

2

\$100

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

*Location : Roof Section 1*

*Explanation : Serves 2nd Floor*

Exterior Pkg Unit - Cooling

50%

2025

\$18,100

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

\$50,200

1

\$2,600

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

**Asset # : 2330**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,700
<b>Exhaust Fans</b>								
	Interior	100%			2030	\$15,900	2	\$100
<b>Plumbing</b>								
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Interior Architecture	\$186,500	\$91,400
Electrical		\$216,100
Mechanical		\$535,400
<b>Total</b>	<b>\$186,500</b>	<b>\$842,900</b>
Importance Code B	\$186,500	\$842,900
<b>Total</b>	<b>\$186,500</b>	<b>\$842,900</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$50,600		\$2,600	
Interior Architecture	\$26,500		\$8,700	\$3,800
Electrical	\$2,100	\$2,100	\$2,800	\$2,100
Mechanical	\$16,600	\$4,900	\$7,700	\$5,900
Site Enclosure	\$900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$100,600</b>	<b>\$11,000</b>	<b>\$25,800</b>	<b>\$15,700</b>
Importance Code A	\$50,600		\$2,600	
Importance Code B	\$44,100	\$11,000	\$23,100	\$15,700
Importance Code C	\$5,900			
<b>Total</b>	<b>\$100,600</b>	<b>\$11,000</b>	<b>\$25,800</b>	<b>\$15,700</b>



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

**Asset # : 4247**

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick	90%			LIFE	**	5	\$67,600		
Pre-Cast Concrete	10%	Now	\$7,000	LIFE	**	5	\$12,200		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Fascia Above Loading Dock Area</i>									
Windows									
Aluminum	100%			2046	**	5			
Parapets									
Copper/Terne	25%			2065	**	5	\$5,100		
Metal Rail	50%	4+	\$1,300	2043	**	5	\$15,000		
<i>Corrosion/Rusting, Extent : Light, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
Pre-Cast Concrete	25%			LIFE	**	5	\$13,300		
Roof									
IRMA/Protected Membrane	95%			2030		10			
<i>Gravel/Stone Ballast, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Northeast Corner Of Roof</i>									
Roll Roofing	5%			2029		5			
Soffits									
Cast Stone/Terra Cotta	5%	Now	\$1,800	LIFE	**	5	\$900		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Loading Dock Area</i>									
Stucco Cement	95%			2043	**	5	\$5,300		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Loading Dock Area</i>									
<i>Explanation : This Is Actually Plaster Finish</i>									
Interior									
Floors									
Carpet	15%			2029	\$126,100	3	\$13,100		
Carpet	10%	Now	\$16,800	2026	\$84,000	3	\$8,700		
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : First Floor</i>									
<i>Worn/Eroded, Extent : Light, Area Affected : 30%</i>									
<i>Location : Throughout First Floor</i>									
Cast in Place Concrete	72%			LIFE	**	5	\$182,800		
Ceramic Tile	3%			2039	**	5	\$1,700		
Interior Walls									
Gypsum Board	90%	Now	\$4,400	LIFE	**	5	\$27,800		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : North Side Of Stacks On Floor 2a</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : North Side Of Stacks On Floor 2a</i>									
Masonry: Brick	10%			LIFE	**	10	\$1,500		

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

**Asset # : 4247**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%			2043	**	5	\$8,700	
Exposed Struc: Steel	82%			LIFE	**	10	\$95,200	
Gypsum Board	3%			LIFE	**	5-10	\$6,000	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%			2050	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Yard Area</i>								
<i>Explanation : Located Above Retaining Wall</i>								
<b>Retaining Walls</b>								
Cast in Place Concrete	100%	Now	\$900	2050	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Yard Area</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Yard Area</i>								
<b>Site Pavements</b>								
<b>Parking/Driveway</b>								
Cast in Place Concrete	100%			2035	**			

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

**Lighting**

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

**Asset # : 4247**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	100%			2030	\$142,400	10	\$35,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 20%</i>								
<i>Location : Mechanical Rooms</i>								
Egress Lighting Emergency, Service	50%			2030	\$10,800	1		
Exit, Service	50%			2030	\$5,900	1		
Exterior Lighting LED	20%			2030	\$38,100			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Controlled Via Photocell</i>								
No Component	80%							
<b>Alarm</b>								
Security System Generic	100%			2035	**	1	\$14,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fed From Command Center In Building 12</i>								
Fire/Smoke Detection No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$7,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fed From Fire Command Center In Building 12</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Electricity	10%			2040	**	1		
No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Section 9</i>								
<i>Explanation : Utility Steam</i>								
Distribution Steam Piping/Pump	100%			2040	**			
Terminal Devices Convactor/Radiator	10%			2035	**	1	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairwell</i>								
<i>Explanation : All Floors</i>								
No Component	90%							

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

**Asset # : 4247**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Air Conditioning	Distribution							
	CW & CHW Wtr Pipe/Pump	100%			2040	**	4	\$1,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Section 17</i>								
<i>Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17</i>								
	Terminal Devices							
	Air Handler/Cool/Ht	100%			2030	\$462,100	1	\$24,000
Ventilation	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$34,200
	Exhaust Fans							
	Interior	50%			2030	\$73,300	2	\$600
	Roof	50%			2030	\$34,200	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	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 7th Floor, Library</i>								
<i>Explanation : 1 Unit, No 11b</i>								
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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$430,800	\$1,757,300
Interior Architecture	\$470,200	\$794,500
Electrical		\$780,500
Mechanical	\$2,937,100	\$1,914,800
<b>Total</b>	<b>\$3,838,100</b>	<b>\$5,247,100</b>
Importance Code A	\$430,800	\$1,757,300
Importance Code B	\$3,291,100	\$3,446,200
Importance Code C	\$116,200	\$43,600
<b>Total</b>	<b>\$3,838,100</b>	<b>\$5,247,100</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$6,400		\$18,400	
Interior Architecture	\$163,300		\$25,600	\$21,900
Electrical	\$21,700	\$12,500	\$17,000	\$12,500
Mechanical	\$33,200	\$35,500	\$37,300	\$28,900
Site Pavements	\$28,400			
Elevators/Escalators	\$43,400	\$43,400	\$43,400	\$43,400
<b>Total</b>	<b>\$296,500</b>	<b>\$91,400</b>	<b>\$141,700</b>	<b>\$106,700</b>
Importance Code A	\$10,200	\$3,800	\$22,100	\$6,000
Importance Code B	\$185,200	\$87,600	\$119,500	\$100,700
Importance Code C	\$101,100			
<b>Total</b>	<b>\$296,500</b>	<b>\$91,400</b>	<b>\$141,700</b>	<b>\$106,700</b>



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

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

**Asset # : 2315**

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	15%	2-4	\$119,100	LIFE	**	5	\$34,800		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
Masonry: Granite	85%			LIFE	**	5	\$295,700		
Windows									
Bronze/Brass	25%			2038	**	5	\$28,100		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Central Park West Side - East Facade</i>									
<i>Explanation : Painted Surface</i>									
Steel	75%			2029	\$911,000	5	\$168,500		
Parapets									
Masonry: Brick	8%	Now	\$4,200	LIFE	**	5	\$600		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Masonry: Granite	80%			LIFE	**	5-10	\$87,600		
Metal Panel	7%			2050	**	5	\$2,100		
Metal Rail	5%			2043	**	5-10	\$7,200		
Roof									
Built-Up (BUR)	10%	2-4	\$2,300	2030	\$113,800				
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>									
<i>Location : Flat Roof At West Side</i>									
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Flat Roof At West Side</i>									
Copper/Terne	50%			2045	**	10	\$92,300		
IRMA/Protected Membrane	10%			2030	\$66,800	10	\$7,400		
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Lower Roof On South Side</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Lower Roof Areas</i>									
<i>Explanation : Located On North And South Sides</i>									
Modified Bitumen	30%			2030	\$341,300	10	\$22,200		
Soffits									
Ceramic Tile	70%			2050	**	10			
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>									
<i>Location : Driveway Below Main Stair Entrance</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Driveway Below Main Stair Entrance</i>									
<i>Explanation : This Is Actually Architectural Terracotta Tile</i>									
Masonry: Granite	30%			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**  
**AMERICAN MUSEUM OF NATL HISTORY SECTION 12**

**Asset # : 2315**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%			2026	\$329,300	3	\$45,500	
Cast in Place Concrete	10%	Now	\$26,800	LIFE	**	5	\$49,700	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Ground Water Penetration And Flooding</i>								
Ceramic Tile	3%			2039	**	5	\$6,800	
Marble Panels	12%			LIFE	**	5	\$40,900	
Quarry Tile	5%			2035	**	5	\$17,100	
Terrazzo	30%	2-4	\$179,900	LIFE	**	5	\$53,300	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First Floor And Lower Level Hall And Corridors</i>								
Vinyl Tile	25%			2030	\$548,400	3	\$28,400	
Wood	5%			2045	**	5	\$21,300	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$36,300	
Gypsum Board	10%			LIFE	**	5-10	\$49,400	
Panel/Paver: Limestone	25%			LIFE	**	10	\$29,100	
Marble Panels	10%			LIFE	**	10	\$11,600	
Plaster	40%			LIFE	**	5-10	\$98,800	
Plaster	10%			LIFE	**	5-10	\$24,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : T. Roosevelt Memorial Hall</i>								
<i>Explanation : Murals On Plaster</i>								
Ceilings								
AcousTileConcealSpLn	10%			2043	**	5	\$28,400	
AcousTileSusp.Lay-In	10%			2043	**	5	\$22,700	
Exposed Concrete	10%			LIFE	**	5-10	\$28,400	
Plaster	20%			LIFE	**	5-10	\$78,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : T. Roosevelt Memorial Hall And Rotunda</i>								
<i>Explanation : Decorative Coffered Ceilings</i>								
Plaster	50%			LIFE	**	5-10	\$195,400	
Site Enclosure								
Free Standing Walls								
Masonry: Fieldstone	100%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Entrance And Driveway Area</i>								
<i>Explanation : This Is Actually Granite</i>								
Retaining Walls								
Masonry: Fieldstone	100%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Entrance</i>								
<i>Explanation : This Is Actually Granite</i>								
Site Pavements								
Public Sidewalk								
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.

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

**Asset # : 2315**

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

Site Pavements

On-Site Walkways

Pavers/Stone

100% Now \$28,400 2033 \* \*

*Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%*

*Location : Main Entrance Steps*

Parking/Driveway

Cast in Place Concrete

100% 2043 \* \*

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

*Location : Basement Level Driveway*

*Explanation : This Is Actually Stamped Concrete*

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

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+ \$9,300 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

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

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

**Asset # : 2315**

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

**Lighting**

Interior Lighting  
Fluorescent

90%  
2030 \$502,200 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 \$42,400 1

Exit, Service

50% 2030 \$23,300 1

Exterior Lighting

Fluorescent

20% 2030 \$110,500 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*

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

**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*

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

**Asset # : 2315**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	50%			2046	**	4	\$5,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Glycol System</i>								
Steam Piping/Pump	15%			2050	**			
Steam Piping/Pump	25%	0-2	\$178,500	2060	**			
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Floors, Piping Original To Building</i>								
Steam Piping/Pump	10%	4+	\$71,400	2060	**			
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Floors</i>								
Terminal Devices								
Air Handler	40%			2025	\$908,100	1	\$37,600	
Convactor/Radiator	5%	0-2	\$43,200	2050	**	1	\$2,200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout, Defective Steam Traps And Condensate Quenching Tank</i>								
Convactor/Radiator	55%	4+	\$237,700	2035	**	1	\$24,300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	10%			2046	**	1		
No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Section 17</i>								
<i>Explanation : Chilled Water Plant</i>								
Conversion Equipment								
Split Unit	5%			2030	\$172,300			
Window/Wall Unit	10%			2025	\$33,600	1		
No Component	85%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Section 17</i>								
<i>Explanation : Chiller Water Is Supplied To This Building From The Central Chiller Plant In Section 17</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	90%			2040	**	4	\$6,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Section 17</i>								
<i>Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17</i>								
No Component	10%							

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

Estimates are rounded to the nearest hundred dollars.

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	20%			2030	\$54,300	1	\$18,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : East Roof</i>								
Air Handler/Cool/Ht	80%			2025	\$217,300	1	\$75,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Rooms And Roof</i>								
<i>Explanation : West Roof And North And Sub Basements</i>								
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$134,100	
<b>Exhaust Fans</b>								
Roof	100%			2025	\$268,100	2	\$4,700	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Galvanized Steel	50%	4+	\$354,200	2050	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Galvanized Steel	50%	0-2	\$354,200	2050	**	1		
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : At Or Near Point Of Use, Heavy Internally Corroded Piping Reported. The Internal Corrosion Is Creating Water Flow Restriction Issues</i>								
<b>Water Heater</b>								
Electric	100%			2023	\$142,200	4	\$1,300	
<i>Not in Service, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Sub-basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 95%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Janitors Closets And Mechanical Rooms</i>								
<b>HW Heat Exchanger</b>								
Steam Fired	100%			2030	\$257,100	4	\$22,500	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<b>Sanitary Piping</b>								
Cast Iron	100%	2-4	\$1,181,600	LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

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

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

**Asset # : 2315**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	40%	0-2	\$134,600	LIFE	**	1		
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Sub-basement And Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour</i>								
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Risers</i>								
<i>Explanation : Original To The Building And Failing In Multiple Locations</i>								
Cast Iron	60%	4+	\$201,900	LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)								
Non-Submersible	100%			2035	**	4	\$3,200	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Mechanical</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor, Roosevelt Hall</i>								
<i>Explanation : 4 Units, No 1, 2, 3, 4</i>								
Fire Suppression								
Standpipe								
Generic	100%			2040	**	1-5	\$76,600	
Sprinkler								
No Component	90%							
Generic	10%			2040	**	1-2	\$4,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Sub-basement</i>								
<i>Explanation : Source In Section 17</i>								

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

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

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

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$3,552,400	\$288,400
Interior Architecture	\$529,000	\$259,100
Electrical		\$354,800
Mechanical	\$1,035,000	\$1,357,300
<b>Total</b>	<b>\$5,116,400</b>	<b>\$2,259,600</b>
Importance Code A	\$3,552,400	\$288,400
Importance Code B	\$1,349,800	\$1,922,800
Importance Code C	\$214,200	\$48,400
<b>Total</b>	<b>\$5,116,400</b>	<b>\$2,259,600</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$27,600			
Interior Architecture	\$135,100		\$15,200	\$10,700
Electrical	\$6,700	\$6,700	\$9,000	\$6,700
Mechanical	\$36,500	\$11,700	\$19,200	\$12,400
Elevators/Escalators	\$8,900	\$8,900	\$8,900	\$8,900
<b>Total</b>	<b>\$214,700</b>	<b>\$27,300</b>	<b>\$52,300</b>	<b>\$38,600</b>
Importance Code A	\$27,600		\$2,400	
Importance Code B	\$116,000	\$27,300	\$49,900	\$38,600
Importance Code C	\$71,100			
<b>Total</b>	<b>\$214,700</b>	<b>\$27,300</b>	<b>\$52,300</b>	<b>\$38,600</b>



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

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

**Asset # : 2316**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	7%	Now	\$924,900	2050		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout Bulkhead</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout Bulkhead</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout Bulkhead</i>								
Masonry: Brick	85%	Now	\$1,184,900	LIFE		**	5	\$173,000
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade - Roof Bulkhead</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 7th Floor Bulkheads</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Stucco Cement	8%	Now	\$535,400	2050		**	5	\$20,400
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
Windows								
Steel	100%	Now	\$437,600	2038		**	5	\$115,300
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Penthouse</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								

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

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

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

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

**Asset # : 2316**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Concrete Masonry Unit	45%	Now	\$8,600	LIFE	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Interior Of Parapet Wall</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Interior Of Parapet Wall</i>								
Masonry: Brick	32%	Now	\$40,800	LIFE	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East And West Stair Tower</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Exterior Of Parapet Walls</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Elevator Tower</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face Of Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead Roofs</i>								
Masonry: Granite	15%	Now	\$3,800	LIFE	**	5	\$1,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Stucco Cement	8%	Now	\$15,200	2050	**	5	\$700	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Interior Of Parapet Wall - Throughout</i>								
Roof								
Built-Up (BUR)	80%	Now	\$428,900	2040	**			
<i>Vegetation Growth, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Copper/Terne	10%			2045	**	10	\$8,700	
Modified Bitumen	5%			2030	**	10	\$1,700	
Skylight, Plastic	5%			2043	**	1		
Interior								
Floors								
Carpet	15%			2026	**	3	\$36,500	
Cast in Place Concrete	10%			LIFE	**	5	\$53,300	
Cork Tile	15%	Now	\$103,200	2040	**	5	\$8,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Various Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Various Offices</i>								
Terrazzo	50%			LIFE	**	5	\$95,100	
Vinyl Tile	10%			2030	**	3	\$6,100	

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.



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

**Asset # : 2316**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Gypsum Board	10%			LIFE	**	5-10	\$49,900	
Masonry: Brick	10%			LIFE	**	10	\$8,800	
Metal Panel	5%			LIFE	**	10	\$6,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exhibition Halls</i>								
<i>Explanation : Inset Decorative Panels</i>								
Marble Panels	20%			LIFE	**	10	\$23,500	
Plaster	5%	Now	\$133,600	LIFE	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Upper Floors And Bulkhead Walls</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Upper Floors And Bulkhead Walls</i>								
Plaster	50%			LIFE	**	5-10	\$124,700	
<b>Ceilings</b>								
AcousTile,Adhered	10%			2043	**	5	\$12,200	
AcousTileSusp.Lay-In	15%			2043	**	5	\$18,300	
Gypsum Board	10%			LIFE	**	5-10	\$41,900	
Masonry: Marble	5%			LIFE	**	1		
Plaster	5%	Now	\$90,700	LIFE	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Upper Floor Ceilings And Bulkhead</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Upper Floor Ceilings And Bulkhead</i>								
Plaster	55%			LIFE	**	5-10	\$115,100	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting Fluorescent	95%			2030	\$283,900	10	\$70,900	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Incandescent	2%			2025	\$22,400	2		
LED	3%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exhibition Areas</i>								
<i>Explanation : LED Observed</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2030	\$22,700	1		
Exit, Service	50%			2030	\$12,500	1		
<b>Alarm</b>								
Security System Generic	100%			2035	**	1	\$30,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fed From Command Center In Building 12</i>								
<b>Fire/Smoke Detection</b>								
No Component	20%							
Generic, Digital	80%			2035	**	1-3	\$40,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fed From Fire Command Center In Building 12</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2033	**	5	\$4,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Medium Pressure To Low Pressure</i>								
<b>Distribution</b>								
Steam Piping/Pump	100%	4+	\$229,400	2050	**			
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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Estimates are rounded to the nearest hundred dollars.

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

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

**Asset # : 2316**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Terminal Devices								
Air Handler	70%			2030	\$851,200	1	\$35,200	
Convactor/Radiator	5%	0-2	\$23,100	2050	**	1	\$1,200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout, Defective Steam Traps</i>								
Convactor/Radiator	25%	4+	\$69,400	2035	**	1	\$5,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	20%			2046	**	1		
No Component	80%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Section 17</i>								
<i>Explanation : Central Plant</i>								
Conversion Equipment								
Split Unit	5%			2030	\$92,300			
Window/Wall Unit	20%			2023	\$36,000	1		
No Component	75%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Section 17</i>								
<i>Explanation : Chilled Water Is Supplied To This Building From Section</i>								
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	80%			2040	**	4	\$3,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Section 17</i>								
<i>Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant</i>								
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2025	\$194,000	1	\$40,300	
No Component	20%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$71,800	
Exhaust Fans								
Roof	100%			2025	\$143,600	2	\$2,500	
<b>Plumbing</b>								
H/C Water Piping								
Galvanized Steel	40%	0-2	\$151,800	2050	**	1		
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : At Or Near Points Of Use, Heavy Internally Corroded Piping Reported. The Internal Corrosion Is Creating Water Flow Restriction Issues</i>								
Galvanized Steel	60%	4+	\$136,600	2043	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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Estimates are rounded to the nearest hundred dollars.

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

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

**Asset # : 2316**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater Electric	100%			2025	\$76,200	4	\$700	
HW Heat Exchanger Steam Fired	15%			2040	**	4	\$1,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Near Kitchen</i>						
No Component	85%							
Sanitary Piping								
Cast Iron	100%	4+	\$316,500	LIFE	**	1		
		<i>Blockage /Clogged, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Kitchen Grease Trap</i>						
		<i>On Extended Life, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Storm Drain Piping								
Cast Iron	40%	0-2	\$72,100	LIFE	**	1		
		<i>Corroded, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour</i>						
Cast Iron	60%			LIFE	**	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 6th Floor, Imax</i>						
		<i>Explanation : 1 Unit, No 13 Operated Manually - Needs Upgrade</i>						
Fire Suppression								
Standpipe								
Generic	100%			2040	**	1-5	\$41,000	
Sprinkler								
No Component	90%							
Generic	10%			2040	**	1-2	\$2,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement And Sub-basement</i>						
		<i>Explanation : Source From Section 17</i>						
Chemical System								
No Component	90%							
Generic	10%			2025	\$3,000	1-3	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : Hood</i>						

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Estimates are rounded to the nearest hundred dollars.

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

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : AMERICAN MUSEUM OF NATL HISTORY SECTION 15 AND 15A  
**Address** : W 77TH ST. AND CENTRAL PARK WEST  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DCA0002.015 / 2317 **Yr Built/Renovated** : 1903 / 1966  
**Area Sq Ft** : 39,203 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 13-Dec-2018 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2,Mez  
**Block** : 1130 **Lot** : 1 **BIN** : 1083846

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$540,700	
Interior Architecture	\$168,300	
Electrical		\$415,000
Mechanical	\$434,200	\$555,700
<b>Total</b>	<b>\$1,143,200</b>	<b>\$970,700</b>
Importance Code A	\$540,700	
Importance Code B	\$602,500	\$970,700
<b>Total</b>	<b>\$1,143,200</b>	<b>\$970,700</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$69,400		\$10,100	
Interior Architecture	\$71,900		\$2,200	\$2,300
Electrical	\$27,100	\$1,500	\$1,900	\$1,900
Mechanical	\$41,300	\$6,400	\$7,400	\$4,900
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
<b>Total</b>	<b>\$214,600</b>	<b>\$12,800</b>	<b>\$26,600</b>	<b>\$14,100</b>
Importance Code A	\$70,600		\$10,100	
Importance Code B	\$123,300	\$12,800	\$16,500	\$14,100
Importance Code C	\$20,700			
<b>Total</b>	<b>\$214,600</b>	<b>\$12,800</b>	<b>\$26,600</b>	<b>\$14,100</b>



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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 15 AND 15A**

**Asset # : 2317**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	3%	Now	\$31,800	2050		**		
<i>Deformed/Dented, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Gutters And Dormers</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Gutters And Dormers</i>								
Masonry: Brick	30%	Now	\$102,100	LIFE		**	\$9,800	5
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Section 15 South Facade Above 15A</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade Of Section 15</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Section 15 Facades Above 15A</i>								
Masonry: Granite	20%	Now	\$44,800	LIFE		**	\$4,900	5
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North Facade Of Section 15</i>								
Metal Coiling Doors	2%	Now	\$42,100	2050		**	\$1,000	5
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : West Side Of Building</i>								
Stucco Cement	45%	Now	\$24,200	2043		**	\$18,400	5
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade Of Section 15A</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor, Section 15A North Façade At Imax Stair</i>								
Windows								
Aluminum	90%			2046		**	\$2,600	5
Wood	10%	Now	\$12,100	2055		**	\$1,400	5
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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

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

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

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

**Asset # : 2317**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Copper/Terne	10%			2050	**	5	\$1,800	
	<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Metal Rail	25%			2043	**	5-10	\$16,700	
No Component	65%							
Roof								
Built-Up (BUR)	30%	0-2	\$80,300	2040	**			
	<i>Blisters, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Debris on Roof, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Section 15A</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : At Roof Penetration, Damper</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Section 15A</i>							
Copper/Terne	5%			2045	**	10	\$2,200	
	<i>Corrosion/Rusting, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Northwest Corner Of Section 15</i>							
Slate	65%	Now	\$271,400	LIFE	**			
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : Section 15</i>							
	<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Section 15</i>							
	<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Section 15</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Offices, Stairwell, Library And Collection Storage Areas</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Section 15</i>							
	<i>Explanation : On Extended Life - Much Older Than Rated Life Of Material.</i>							
Interior								
Floors								
Carpet	5%			2026	\$42,500	3	\$5,900	
Cast in Place Concrete	7%			LIFE	**	5	\$18,000	
Ceramic Tile	3%			2039	**	5	\$1,800	
Traffic Topping	55%			2035	**	5	\$40,300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Fluid Applied Epoxy Floors</i>							
Vinyl Tile	30%			2035	**	3	\$6,600	
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : First And Second Floor</i>							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

**Asset # : 2317**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Concrete Masonry Unit	25%	Now	\$13,600	LIFE	**	5	\$4,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairwell</i>								
Gypsum Board	40%	0-2	\$1,600	LIFE	**	5	\$10,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd And 1st Laboratories</i>								
Masonry: Brick	20%			LIFE	**	10	\$2,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Collections Storage Areas, East Wall At Imax Stair</i>								
Plaster	15%	Now	\$2,900	LIFE	**	5	\$1,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Western Portion Of Section 15, Stairs And Attic</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Western Portion Of Section 15, Stairs And Attic</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%	Now	\$1,600	2043	**	5	\$4,400	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Areas Of Previous Water Intrusion - Various Offices</i>								
Exposed Struc: Steel	60%	Now	\$168,300	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : At Damper Leading To Roof - Floors 2 And 3</i>								
Gypsum Board	10%			LIFE	**	5-10	\$20,200	
Plaster	15%	Now	\$26,200	LIFE	**	5	\$5,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Library, Offices, Attic, Stairs</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Library, Offices, Attic, Stairs</i>								
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2035	**			
<b>Parking/Driveway</b>								
Cast in Place Concrete	100%			2043	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2040	**	5	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : The Electrical Service Is Supplied From The 81st Street Service Located In Section 17.</i>								

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

**Asset # : 2317**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Transformers</b>								
Dry Type	100%			2035	**	5	\$100	
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2040	**	5	\$1,000	
<b>Raceway</b>								
Conduit	70%			2040	**	1		
Conduit	30%			2030	\$10,700	1		
<b>Panelboards</b>								
Molded Case Bkrs	70%			2038	**	5	\$700	
Molded Case Bkrs	30%			2029	\$7,600	5	\$300	
<b>Wiring</b>								
Braided Cloth	30%			2029	\$9,400	1		
Thermoplastic	70%			2040	**	1		
<b>Motor Controllers</b>								
Locally Mounted	40%			2035	**	5	\$100	
Locally Mounted	60%			2028	\$50,900	5	\$200	
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	60%			2025	\$86,400	10	\$21,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
Fluorescent	20%			2030	\$28,800	10	\$7,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
LED	20%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : LED Fixtures Were Installed In 2018.</i>								
<b>Egress Lighting</b>								
Emergency, Battery	40%			2025	\$24,000	10	\$3,800	
Exit, LED	60%			2045	**	1		
<b>Alarm</b>								
<b>Security System</b>								
No Component	60%							
Generic	40%			2025	\$53,800	1	\$5,900	
<b>Fire/Smoke Detection</b>								
No Component	60%							
Generic, Analog	40%			2025	\$184,300	1-3	\$10,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : The Main Fire Alarm Control Panel Is Located In The Basement Of Section 3.</i>								

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

**Asset # : 2317**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2026	\$27,600	5	\$2,300	
<b>Distribution</b>								
Steam Piping/Pump	50%	0-2	\$92,100	2060	**			
	<i>Corroded, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Steam Piping/Pump	50%	4+	\$46,100	2040	**			
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
<b>Terminal Devices</b>								
Convactor/Radiator	40%			2028	\$89,200	1	\$5,100	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Convactor/Radiator	10%	0-2	\$22,300	2050	**	1	\$1,100	
	<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout, Defective Steam Traps</i>							
No Component	50%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Fan Room</i>							
	<i>Explanation : Covered Under Air Conditioning System</i>							
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	15%			2046	**	1		
No Component	85%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Section 17</i>							
	<i>Explanation : Chilled Water Plant</i>							
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	85%			2050	**	4	\$2,500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Section 17</i>							
	<i>Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17</i>							
No Component	15%							
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	85%			2030	\$397,200	1	\$20,600	
No Component	15%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$34,600	
<b>Exhaust Fans</b>								
Roof	100%			2025	\$69,200	2	\$1,200	
<b>Plumbing</b>								

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

**Asset # : 2317**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
H/C Water Piping	Galvanized Steel	100%	4+	\$91,400	2035	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sanitary Piping	Cast Iron	100%	4+	\$152,500	LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping	Cast Iron	20%	0-2	\$17,400	LIFE	**	1	
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Basement</i>								
<i>Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
	Cast Iron	80%	4+	\$34,700	LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sewage Ejector(s)	Electric	100%			2025	\$12,000	4	\$2,300
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								
Elevators	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 4th Floor, Ichthyology</i>								
<i>Explanation : 1 Unit, No 15h</i>								
<b>Fire Suppression</b>								
Standpipe	Generic	100%			2040	**	1-5	\$19,800
Sprinkler	Generic	100%			2040	**	1-2	\$11,000

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$2,488,900	\$344,700
Interior Architecture	\$327,300	\$182,500
Electrical		\$1,045,300
Mechanical	\$474,900	\$1,947,000
<b>Total</b>	<b>\$3,291,200</b>	<b>\$3,519,400</b>
Importance Code A	\$2,526,700	\$344,700
Importance Code B	\$599,000	\$3,138,800
Importance Code C	\$165,400	\$36,000
<b>Total</b>	<b>\$3,291,200</b>	<b>\$3,519,400</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$58,100			
Interior Architecture	\$149,400		\$33,500	\$13,400
Electrical	\$37,800	\$9,600	\$16,800	\$10,200
Mechanical	\$62,200	\$29,600	\$28,300	\$26,500
Site Enclosure	\$3,100			
Elevators/Escalators	\$8,900	\$8,900	\$8,900	\$8,900
<b>Total</b>	<b>\$319,500</b>	<b>\$48,000</b>	<b>\$87,500</b>	<b>\$59,000</b>
Importance Code A	\$58,100			
Importance Code B	\$249,800	\$48,000	\$87,500	\$59,000
Importance Code C	\$11,700			
<b>Total</b>	<b>\$319,500</b>	<b>\$48,000</b>	<b>\$87,500</b>	<b>\$59,000</b>



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

**Asset # : 2318**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Exterior								
Exterior Walls								
	Masonry: Brick	100%	Now	\$928,800	LIFE	**	5	\$135,600
<i>Efflorescence, Extent : Light, Area Affected : 10%</i>								
<i>Location : Round 5th Floor</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bricks Below Parapet Line</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Fifth Floor And Western Extension On First Floor</i>								
Windows								
	Steel	90%	0-2	\$1,116,600	2055	**	5	\$117,700
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Beyond Useful Life</i>								
	Steel	10%			2046	**	5	\$26,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Storefront Windows</i>								
<i>Explanation : East Facade</i>								
Parapets								
	Masonry: Brick	90%	Now	\$64,300	LIFE	**	5	\$4,900
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Efflorescence, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Underside Of Coping Throughout</i>								
	Masonry: Granite	10%	Now	\$21,300	LIFE	**	5	\$700
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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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	\$301,300	2040		**		1
<i>Debris on Roof, Extent : Light, Area Affected : 15%</i>								
<i>Location : Northeast Corner</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Northeast Corner</i>								
<i>Embed. Gravel Surface, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Upper Roof Area</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Side</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Copper/Terne	33%	0-2	\$19,700	2045		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Area Around Sloped Glazing</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Areas Into 5th Floor Work Spaces</i>								
Skylight, Plastic	2%	Now	\$4,100	2035		**		1
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Elevator Machine Room And 4th Floor</i>								
Sloped Glazing	15%	Now	\$78,000	LIFE		**	5	\$78,300
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Eastern Bay</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 5th Floor</i>								
<i>Explanation : Window Operator Not Functioning</i>								
Interior								

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

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

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

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

**Asset # : 2318**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Carpet	20%	Now	\$77,600	2029	\$388,100	3	\$40,200	
			<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout 1st And 4th Floor</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout 1st And 4th Floor</i>					
			<i>Wrinkling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout 1st And 4th Floor</i>					
Cast in Place Concrete	50%	Now	\$39,500	LIFE	**	5	\$146,500	
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Basement Electrical And Mechanical Rooms</i>					
Quarry Tile	10%			2035	**	5	\$20,100	
Slate	5%			LIFE	**	5	\$14,200	
			<i>Worn/Eroded, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Stair Treads</i>					
Vinyl Tile	5%			2035	**	3	\$2,500	
Wood	10%			2058	**	5	\$25,100	
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$6,900	
Gypsum Board	35%			LIFE	**	5-10	\$101,900	
			<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : 4th Floor Offices</i>					
Masonry: Brick	10%			LIFE	**	10	\$5,100	
			<i>Efflorescence, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Fifth Floor Mechanical Spaces</i>					
Plaster	15%	Now	\$46,800	LIFE	**	5	\$7,700	
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Fourth And Fifth Floors; West Facade At First Floor</i>					
			<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Fourth And Fifth Floors; Western Extension Of First Floor</i>					
SGFT/Glazed Masonry	35%	4+	\$52,700	LIFE	**			
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : 5th Floor Studio Space</i>					

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

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

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

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

**Asset # : 2318**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	30%			2043	**	5	\$40,200	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : 3rd And 4th Floor Offices</i>								
Exposed Concrete	50%	Now	\$122,300	LIFE	**	5	\$10,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Sloped Glazing Structure At West Side Of First Floor And Basement</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 4th And 5th Floors; West Side Of First Floor And Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 4th And 5th Floors; West Side Of First Floor And Basement</i>								
Exposed Struc: Steel	10%			LIFE	**	10	\$26,800	
Gypsum Board	10%			LIFE	**	5-10	\$46,000	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	25%			2050	**			
Iron Picket	75%			2050	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<b>Free Standing Walls</b>								
Masonry: Brick	100%	0-2	\$3,100	2040	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Planters Throughout</i>								
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Pavers/Stone	100%			2033	**			
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2040	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : The Service Equipment Includes Four 4,000 Ampere Switches. This Electrical Service Is Known As 81st Street Service.</i>								
<b>Transformers</b>								
Dry Type	70%			2035	**	5	\$200	
Dry Type	30%			2028	\$33,100	5	\$100	
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	70%			2040	**	5	\$300	
Molded Case Bkrs	30%			2040	**	5	\$700	
<b>Raceway</b>								
Conduit	60%			2040	**	1		
Conduit	40%			2030	\$24,300	1		

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

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

**Asset # : 2318**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Fused Disc Sw	40%			2038	**	5	\$800	
Molded Case Bkrs	60%			2038	**	5	\$1,400	
<b>Wiring</b>								
Braided Cloth	30%			2029	\$17,100	1		
Thermoplastic	70%			2040	**	1		
<b>Motor Controllers</b>								
Locally Mounted	70%			2028	\$145,600	5	\$400	
Locally Mounted	30%			2035	**	5	\$200	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$2,600	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2035	**	1	\$27,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : There Are Several Transfer Switches Associated With The Generator. They Are In Good Condition.</i>								
<b>Generators</b>								
Diesel	100%			2033	**	1	\$34,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : This Is A 1250 Kilovolt-ampere Generator</i>								
<b>Batteries</b>								
Lead/Acid	100%			2023	\$1,700	5	\$3,300	
<b>Fuel Storage</b>								
Day Tank	50%			2038	**	5	\$8,300	
Main Tank	50%			2045	**	5	\$1,300	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	40%			2030	\$131,500	10	\$32,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
Fluorescent	30%			2025	\$98,600	10	\$24,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
LED	30%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, 3rd Floor</i>								
<i>Explanation : LED Fixtures Were Installed In 2018</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2030	\$68,500	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**

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

**Alarm**

Security System								
No Component	60%							
Generic	40%			2025	\$122,900	1	\$13,400	

Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2025	\$420,800	1-3	\$22,700	

*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.*

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

**Heating**

Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%	Now	\$37,800	2033	**	5	\$2,700	

*Corroded, Extent : Severe, Area Affected : 10%*

*Location : 1st Floor*

Distribution								
Steam Piping/Pump	20%	0-2	\$84,100	2060	**			

*Corroded, Extent : Severe, Area Affected : 30%*

*Location : Throughout*

Steam Piping/Pump	80%			2030	\$336,500			
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*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

Terminal Devices								
Air Handler	30%			2030	\$401,300	1	\$16,600	
Convactor/Radiator	55%			2028	\$280,100	1	\$15,900	

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

*Location : Throughout*

Convactor/Radiator	5%	0-2	\$25,500	2050	**	1	\$1,300	
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*Malfunctioning, Extent : Moderate, Area Affected : 50%*

*Location : Throughout*

Convactor/Radiator	10%	Now	\$50,900	2050	**	1	\$2,600	
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*Broken, Extent : Severe, Area Affected : 100%*

*Location : 5th Floor*

**Air Conditioning**

Energy Source								
Electricity	100%			2046	**	1		

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

**Asset # : 2318**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	88%			2039	**	1	\$85,200	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 4 Units - Equipment Serves All Museum Building Sections</i>								
Split Unit	2%			2030	\$40,600			
Window/Wall Unit	5%	0-2	\$9,900	2030	\$9,900	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Rooms, Multiple Mechanical And / Or Electrical Defects</i>								
Window/Wall Unit	5%			2025	\$9,900	1		
Distribution								
CW & CHW Wtr Pipe/Pump	90%			2050	**	4	\$6,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lower Level Of Section 17</i>								
<i>Explanation : The Condenser And Chilled Water Pumps In This Section Serves All Sections</i>								
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	60%			2030	\$640,200	1	\$33,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 5th Floor</i>								
<i>Explanation : Mechanical Room</i>								
No Component	40%							
Heat Rejection								
Air Cooled Condenser Unit	2%			2030	\$3,800	2	\$1,200	
No Component	60%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Section 11</i>								
<i>Explanation : Cooling Towers</i>								
No Component	38%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$79,000	
Exhaust Fans								
Interior	50%			2030	\$169,200	2	\$1,400	
Roof	50%	Now	\$1,600	2030	\$79,000	2	\$1,100	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 5th Floor</i>								
Plumbing								

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

**Asset # : 2318**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	25%			2050	**	1		
Galvanized Steel	75%	4+	\$156,500	2035	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
HW Heat Exchanger								
Steam Fired	60%			2050	**	4	\$8,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units Provide Domestic Hot Water To Other Building Sections</i>								
Steam Fired	40%	0-2	\$60,600	2060	**	4	\$3,500	
<i>Damaged, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : Lower Level Of Section 17, 2 Of 3 Defective Heat Exchangers</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	30%	0-2	\$59,500	LIFE	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour</i>								
Cast Iron	70%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2024		4	\$2,800	
Backflow Preventer								
Generic	100%			2030		1	\$5,500	
Fixtures								
Generic	100%							
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Abandoned Domestic Water Roof Tank Needs To Be Removed</i>								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : 1 Freight Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2040	**	1-5	\$45,100	
Sprinkler								
Generic	100%			2040	**	1-2	\$25,100	
Fire Pump								
Generic	100%			2033	**	1	\$16,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Serves All Sprinklers On Campus</i>								

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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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$1,489,000	\$183,400
Interior Architecture	\$205,900	\$132,300
Electrical	\$37,000	\$1,262,000
Mechanical	\$939,000	\$2,229,800
<b>Total</b>	<b>\$2,670,800</b>	<b>\$3,807,500</b>
Importance Code A	\$1,489,000	\$183,400
Importance Code B	\$1,094,600	\$3,576,600
Importance Code C	\$87,200	\$47,500
<b>Total</b>	<b>\$2,670,800</b>	<b>\$3,807,500</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$7,200			
Interior Architecture	\$91,800		\$13,600	\$2,200
Electrical	\$13,300	\$3,100	\$3,800	\$4,300
Mechanical	\$61,100	\$16,900	\$18,400	\$13,400
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
<b>Total</b>	<b>\$189,300</b>	<b>\$35,700</b>	<b>\$51,500</b>	<b>\$35,700</b>
Importance Code A	\$7,200			
Importance Code B	\$139,100	\$35,700	\$51,500	\$33,500
Importance Code C	\$43,000			\$2,200
<b>Total</b>	<b>\$189,300</b>	<b>\$35,700</b>	<b>\$51,500</b>	<b>\$35,700</b>



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

**Asset # : 2337**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	42%	Now	\$315,200	LIFE	**	5	\$46,000	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 40%</i>								
<i>Location : North Facade, West Façade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade, West Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Northwest Corner Office Window Head On 2nd Floor</i>								
Masonry: Granite	58%	Now	\$174,000	LIFE	**	5	\$47,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade</i>								
Windows								
Aluminum	15%			2046	**	5	\$2,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Collections Storage</i>								
<i>Explanation : Interior Storm Windows.</i>								
Steel	85%	Now	\$850,800	2055	**	5	\$89,700	
<i>Air Infiltration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Collections Storage And Various Offices</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Side Offices</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Side Offices</i>								
Parapets								
Masonry: Brick	20%	2-4	\$200	LIFE	**	5	\$100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	80%			LIFE	**	5-10	\$6,400	
Roof								
Copper/Terne	35%			2045	**	10	\$30,200	
Skylight, Metal/Glass	5%			2040	**	10	\$5,700	
Slate	60%	Now	\$149,000	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Slate Roof</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Red Slate Roof</i>								
<i>Explanation : Approaching Extent Of Useful Life</i>								

**Interior**

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

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

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

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

**Asset # : 2337**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	15%			LIFE	**	5	\$79,100	
Cork Tile	10%			2040	**	5	\$10,600	
Marble Panels	7%			LIFE	**	5	\$12,700	
Slate	3%			LIFE	**	5	\$7,700	
Terrazzo	20%			LIFE	**	5	\$37,700	
Traffic Topping	15%			2035	**	5	\$22,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Collection Storage Areas On 6th Floor</i>								
<i>Explanation : Epoxy Flooring</i>								
Vinyl Tile	30%			2035	**	3	\$13,600	
<b>Interior Walls</b>								
Ceramic Tile	3%			2039	**	5	\$4,500	
Fabric on Framing	2%			2031	**	5	\$1,500	
Gypsum Board	53%			LIFE	**	5-10	\$134,700	
Marble Panels	5%			LIFE	**	10	\$3,000	
Plaster	15%			LIFE	**	5-10	\$19,100	
SGFT/Glazed Masonry	20%			LIFE	**	10	\$15,000	
Wood	2%			LIFE	**	5	\$23,900	
<b>Ceilings</b>								
AcousTileConcealSpLn	10%			2035	**	5	\$15,100	
AcousTileSusp.Lay-In	15%			2043	**	5	\$18,100	
Exposed Concrete	15%			LIFE	**	5-10	\$22,600	
Plaster	45%			LIFE	**	5-10	\$93,300	
Plaster	15%			LIFE	**	5-10	\$31,100	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%			2050	**			
<b>Retaining Walls</b>								
Cast in Place Concrete	100%			2050	**			
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Asphalt	90%			2039	**			
Pavers/Stone	10%			2039	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	70%			2030	\$29,400	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : This Section Is Supplied From The 81st Street Electrical Service Located In Section 17.</i>								
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**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Transformers								
Dry Type	70%			2043	**	5	\$200	
Dry Type	30%			2028	\$33,100	5	\$100	
Switchgear / Switchboard								
Molded Case Bkrs	100%			2040	**	5	\$2,100	
Raceway								
Conduit	70%			2030	\$42,500	1		
Conduit	30%			2040	**	1		
Panelboards								
Molded Case Bkrs	60%			2029	\$25,400	5	\$1,300	
Molded Case Bkrs	40%			2038	**	5	\$800	
Wiring								
Braided Cloth	30%			2029	\$17,100	1		
Thermoplastic	60%			2040	**	1		
Thermoplastic	10%			2030	\$5,700	1		
Motor Controllers								
Locally Mounted	70%			2028	\$145,600	5	\$400	
Locally Mounted	30%			2035	**	5	\$200	
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
<b>Lighting</b>								
Interior Lighting								
Fluorescent	10%			2030	\$29,600	10	\$7,400	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	20%			2030	\$59,200	10	\$14,800	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : 5th Floor</i>								
Fluorescent	50%			2025	\$148,000	10	\$37,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd, 4th, 5th Floor</i>								
Incandescent	20%			2030	\$221,700	2	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd, 4th Floor</i>								
<i>Explanation : Pendant Mounted Fixtures In The 4th Floor Use Incandescent Lamps.</i>								
Egress Lighting								
Emergency, Battery	50%			2025	\$61,700	10	\$9,700	
Exit, LED	50%			2045	**	1		
<b>Alarm</b>								
Security System								
No Component	60%							
Generic	40%			2025	\$110,700	1	\$12,000	

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

**Asset # : 2337**

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

**Alarm**

Fire/Smoke Detection

No Component

60%

Generic, Analog

40%

2025

\$378,800

1-3

\$20,500

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

*Location : Throughout Building*

*Explanation : Main Fire Alarm Panel Is Located In Section 3.*

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

**Heating**

Distribution

Steam Piping/Pump

50%

4+

\$94,700

2040

\*\*

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

*Location : Throughout*

Steam Piping/Pump

50%

0-2

\$189,400

2060

\*\*

*Corroded, Extent : Severe, Area Affected : 100%*

*Location : Throughout*

Terminal Devices

Air Handler

75%

2030

\$903,300

1

\$37,400

Convactor/Radiator

20%

2028

\$91,700

1

\$5,200

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

*Location : Throughout*

Convactor/Radiator

5%

0-2

\$22,900

2050

\*\*

1

\$1,200

*Malfunctioning, Extent : Moderate, Area Affected : 50%*

*Location : Throughout, Defective Steam Traps*

**Air Conditioning**

Distribution

CW & CHW Wtr

100%

2050

\*\*

4

\$6,000

Pipe/Pump

*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

\$960,600

1

\$49,800

Dehumidifier

No Component

50%

Generic

50%

2028

\$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

\$71,100

*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**  
**AMERICAN MUSEUM OF NATL HISTORY SECTION 19**

**Asset # : 2337**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Ventilation</b>								
	Exhaust Fans							
	Interior	90%			2030	\$274,200	2	\$2,200
	Roof	10%			2030	\$14,200	2	\$200
<b>Plumbing</b>								
	H/C Water Piping							
	Galvanized Steel	10%	Now	\$18,800	2035	**	1	
				<i>Broken, Extent : Severe, Area Affected : 50%</i>				
				<i>Location : Basement Booster Pump</i>				
	Galvanized Steel	20%	0-2	\$75,200	2050	**	1	
				<i>Corroded, Extent : Severe, Area Affected : 20%</i>				
				<i>Location : At Points Of Use, Heavy Internal Pipe Corrosion Reported, The Internal Corrosion Is Creating Water Flow Restriction Issues</i>				
	Galvanized Steel	70%	4+	\$131,500	2035	**	1	
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
	Sanitary Piping							
	Cast Iron	100%	4+	\$313,400	LIFE	**	1	
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
	Storm Drain Piping							
	Cast Iron	30%	0-2	\$53,500	LIFE	**	1	
				<i>Corroded, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour</i>				
	Cast Iron	70%	4+	\$62,500	LIFE	**	1	
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
	Backflow Preventer							
	Generic	100%			2035	**	1	\$4,900
	Fixtures							
	Generic	100%						
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
				<i>Explanation : Abandoned Domestic Water Roof Tank Needs To Be Removed</i>				
<b>Vertical Transport</b>								
	Elevators							
	Geared Traction	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement To 6th Floor, Ornithology And 4th To 6th Floor DC System</i>				
				<i>Explanation : 2 Units, No 19f And 19p</i>				
<b>Fire Suppression</b>								
	Standpipe							
	Generic	100%			2040	**	1-5	\$40,600
	Sprinkler							
	No Component	50%						
	Generic	50%			2040	**	1-2	\$11,300

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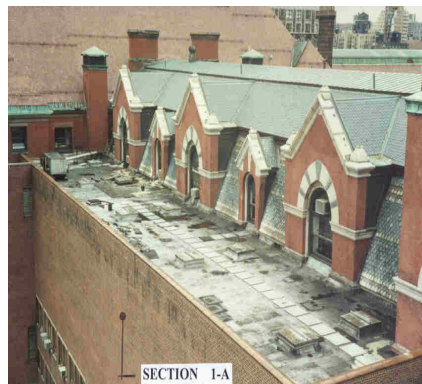
Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$437,700	
Interior Architecture	\$81,200	\$300,600
Electrical		\$418,400
Mechanical	\$515,400	\$637,500
<b>Total</b>	<b>\$1,034,300</b>	<b>\$1,356,400</b>
Importance Code A	\$437,700	
Importance Code B	\$515,400	\$1,356,400
Importance Code C	\$81,200	
<b>Total</b>	<b>\$1,034,300</b>	<b>\$1,356,400</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$26,500			
Interior Architecture	\$233,200			\$16,500
Electrical	\$5,200	\$1,400	\$1,900	\$1,900
Mechanical	\$84,100	\$4,300	\$6,000	\$3,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$352,900</b>	<b>\$9,700</b>	<b>\$11,800</b>	<b>\$25,300</b>
Importance Code A	\$27,600			
Importance Code B	\$321,600	\$9,700	\$11,800	\$25,300
Importance Code C	\$3,700			
<b>Total</b>	<b>\$352,900</b>	<b>\$9,700</b>	<b>\$11,800</b>	<b>\$25,300</b>



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

**Asset # : 2338**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	93%	Now	\$50,500	LIFE	**	5	\$29,500	
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade</i>								
Masonry: Limestone	7%	Now	\$6,100	LIFE	**	5	\$1,700	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills And Headers</i>								
Windows								
Steel	100%	2-4	\$170,400	2055	**	5	\$18,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Offices</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$2,900	
Masonry: Brick	95%	2-4	\$18,300	LIFE	**	5	\$1,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Deformed Copper Flashing Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Exterior Parapet Wall</i>								
Roof								
Modified Bitumen	98%	Now	\$216,900	2040	**			
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Skylight, Plastic	2%			2043	**	1		

Interior

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

**Asset # : 2338**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	45%	2-4	\$186,500	2032	**	3	\$38,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$12,500	
Vinyl Tile	35%			2030	\$193,300	3	\$10,000	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Lower Levels</i>								
Vinyl Tile 9" X 9"	15%			2025	\$107,300	3	\$4,300	
<b>Interior Walls</b>								
Gypsum Board	30%			LIFE	**	5-10	\$62,800	
Masonry: Brick	10%			LIFE	**	10	\$3,700	
Plaster	60%			LIFE	**	5-10	\$62,700	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	50%			2035	**	5	\$28,600	
Exposed Concrete	10%			LIFE	**	5-10	\$7,200	
Exposed Struc: Steel	10%			LIFE	**	10	\$11,400	
Masonry: Infill Arch	10%			LIFE	**	10	\$2,900	
Plaster	20%			LIFE	**	5-10	\$19,700	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	10%			2040	**	5		
Molded Case Bkrs	90%			2040	**	5	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : This Section Is Supplied From The 77th Street Electrical Service Located In Section 3.</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	10%			2040	**	5		
Molded Case Bkrs	90%			2040	**	5	\$900	
<b>Raceway</b>								
Conduit	60%			2040	**	1		
Conduit	40%			2030	\$14,200	1		
<b>Panelboards</b>								
Molded Case Bkrs	70%			2038	**	5	\$700	
Molded Case Bkrs	30%			2029	\$7,600	5	\$300	
<b>Wiring</b>								
Braided Cloth	30%			2029	\$9,400	1		
Thermoplastic	70%			2040	**	1		

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

**Asset # : 2338**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Motor Controllers								
Locally Mounted	70%			2028	\$59,400	5	\$200	
Locally Mounted	30%			2035	**	5	\$100	
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
<b>Lighting</b>								
Interior Lighting								
Fluorescent	70%			2030	\$98,300	10	\$24,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	10%			2025	\$14,000	10	\$3,500	
LED	20%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, 4th Floor</i>								
<i>Explanation : LED Fixtures Were Installed In 2017.</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2030	\$29,300	10	\$4,600	
Exit, LED	50%			2045	**	1		
<b>Alarm</b>								
Security System								
No Component	60%							
Generic	40%			2025	\$52,500	1	\$5,700	
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2025	\$179,800	1-3	\$9,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Section</i>								
<i>Explanation : The Main Fire Alarm Control Panel Is Located In Section 3.</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2026	\$26,900	5	\$2,300	
<b>Distribution</b>								
Steam Piping/Pump	50%	0-2	\$89,900	2060	**			
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Steam Piping/Pump	50%	4+	\$53,900	2040	**			
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

**Asset # : 2338**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Terminal Devices								
Convactor/Radiator	10%	0-2	\$21,800	2050	**	1	\$1,100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout, Defective Steam Traps</i>								
Convactor/Radiator	25%			2028	\$54,400	1	\$3,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	65%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Covered Under Air Conditioning</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	35%			2046	**	1		
No Component	65%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Section 17</i>								
<i>Explanation : Chilled Water Plant</i>								
<b>Conversion Equipment</b>								
Split Unit	30%	Now	\$13,000	2030	\$260,300			
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 4th Floor</i>								
Window/Wall Unit	35%	0-2	\$29,600	2030	\$29,600	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	35%							
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	65%			2050	**	4	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Section 17</i>								
<i>Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17</i>								
No Component	35%							
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	65%			2025	\$192,600	1	\$15,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Section 2 Fourth Floor</i>								
<i>Explanation : Located</i>								
No Component	35%							
<b>Dehumidifier</b>								
No Component	50%							
Generic	50%			2024	\$100			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fan Rooms</i>								
<i>Explanation : The Air Handlers Have The Capability To Perform A Dehumidification Cycle</i>								

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

**Asset # : 2338**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$33,800
<b>Exhaust Fans</b>								
	Interior	90%	4+	\$65,100	2030	\$130,200	2	\$800
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fan Rooms</i>								
	Roof	10%	4+	\$3,400	2030	\$6,700	2	\$100
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Galvanized Steel	20%	0-2	\$35,700	2050	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Or Near Points Of Use, Heavy Internal Corrosion Reported, The Internatal Corrosion Is Creating Water Flow Restriction Issues.</i>								
	Galvanized Steel	80%	4+	\$71,300	2035	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Sanitary Piping</b>								
	Cast Iron	95%	4+	\$141,300	LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Cast Iron	5%	Now	\$7,400	LIFE	**	1	
<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 3rd Floor Laboratory Sink Drains</i>								
<b>Storm Drain Piping</b>								
	Cast Iron	20%	0-2	\$16,900	LIFE	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour</i>								
	Cast Iron	80%	4+	\$33,900	LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								
<b>Elevators</b>								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor, Gallery 77</i>								
<i>Explanation : 1 Unit</i>								
<b>Fire Suppression</b>								
<b>Standpipe</b>								
	Generic	100%			2040	**	1-5	\$19,300
<b>Sprinkler</b>								
	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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$1,396,700	\$93,800
Interior Architecture	\$143,100	\$376,600
Electrical		\$1,542,800
Mechanical	\$1,268,900	\$1,217,800
<b>Total</b>	<b>\$2,808,600</b>	<b>\$3,231,000</b>
Importance Code A	\$1,396,700	\$93,800
Importance Code B	\$1,268,900	\$3,035,900
Importance Code C	\$143,100	\$101,300
<b>Total</b>	<b>\$2,808,600</b>	<b>\$3,231,000</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$9,400		\$6,500	
Interior Architecture	\$216,500		\$19,600	\$5,900
Electrical	\$38,400	\$8,300	\$9,000	\$10,500
Mechanical	\$45,400	\$15,900	\$23,000	\$14,300
Site Pavements	\$2,900			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
<b>Total</b>	<b>\$322,500</b>	<b>\$34,100</b>	<b>\$67,900</b>	<b>\$40,600</b>
Importance Code A	\$9,400		\$6,500	
Importance Code B	\$247,200	\$34,100	\$61,500	\$40,600
Importance Code C	\$65,900			
<b>Total</b>	<b>\$322,500</b>	<b>\$34,100</b>	<b>\$67,900</b>	<b>\$40,600</b>



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

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

**Asset # : 2328**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	20%	Now	\$7,300	LIFE	**	5	\$10,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
Masonry: Granite	80%	Now	\$116,200	LIFE	**	5	\$31,800	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Elevation</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
Windows								
Wood	10%	Now	\$80,100	2055	**	5	\$9,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
Wood	90%			2046	**	5	\$168,800	
Roof								
Copper/Terne	5%			2033	**	10	\$6,500	
Roll Roofing	5%			2026	\$12,100	5	\$4,300	
Slate	90%	Now	\$1,115,900	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Roof Is 62 Years Beyond Highest Rated Lifespan.</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	15%			2029	\$341,800	3	\$35,400	
Cast in Place Concrete	10%			LIFE	**	5	\$68,800	
Ceramic Tile	5%			2039	**	5	\$7,900	
Cork Tile	5%			2050	**	5	\$6,900	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : 5th Floor</i>								
<i>Explanation : New Buildout</i>								
Mosaic Tile	20%			2035	**	5	\$78,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors, Various Offices</i>								
<i>Explanation : Historic Decorative Minton Tiles - Super Premium.</i>								
Marble Panels	10%			LIFE	**	5	\$23,600	
Terrazzo	20%			LIFE	**	5	\$49,200	
Vinyl Tile 9" X 9"	10%			2030	\$196,600	3	\$7,900	
Wood	5%			2045	**	5	\$14,700	
Interior Walls								
Fabric on Framing	15%			2031	**	5	\$19,000	
Glass: Single Pane	15%			LIFE	**	5	\$57,000	
Gypsum Board	15%			LIFE	**	5-10	\$64,600	
Masonry: Brick	5%			LIFE	**	10	\$3,800	
Marble Panels	5%			LIFE	**	10	\$5,100	
Plaster	35%	Now	\$16,100	LIFE	**	5	\$26,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 5th Floor Teaching Laboratory Room 59</i>								
Wood	10%			LIFE	**	5	\$202,600	
Ceilings								
AcousTileConcealSpLn	10%			2043	**	5	\$15,600	
AcousTileSusp.Lay-In	30%	Now	\$17,100	2043	**	5	\$18,700	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Offices</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Development Offices</i>								
Exposed Struc: Steel	7%			LIFE	**	10	\$17,400	
Gypsum Board	10%			LIFE	**	5-10	\$42,800	
Plaster	40%	Now	\$14,800	LIFE	**	5	\$31,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 5th Floor Teaching Laboratory Room 59</i>								
Plaster	3%			LIFE	**	5-10	\$6,400	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2050	**			

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

**Asset # : 2328**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Site Enclosure</b>								
Free Standing Walls								
Masonry: Fieldstone	100%			2040		**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Exterior Stair Cheek Walls</i>							
	<i>Explanation : This Is Actually Granite</i>							
Retaining Walls								
Masonry: Fieldstone	100%			2040		**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Entry Stair Area</i>							
	<i>Explanation : This Is Actually Granite</i>							
<b>Site Pavements</b>								
Public Sidewalk								
Pavers/Stone	100%			2033		**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 77th Street</i>							
	<i>Explanation : This Is Actually An Asphalt Paver</i>							
On-Site Walkways								
Masonry: Granite	35%	Now	\$2,900	LIFE		**		
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Exterior Stairs At Main Entry</i>							
Pavers/Stone	65%			2033		**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Main Entry Area</i>							
	<i>Explanation : This Is Actually An Asphalt Paver</i>							
Parking/Driveway								
Pavers/Stone	100%			2033		**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Main Entrance Area</i>							
	<i>Explanation : This Is Actually An Asphalt Paver</i>							

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2040		**	5	\$500
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Section 2 Is Supplied From 77 Street Electrical Service Located In Section 3.</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2040		**	5	\$2,800
Raceway								
Conduit	70%			2030	\$66,000		1	
Conduit	30%			2040		**	1	

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

**Asset # : 2328**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Molded Case Bkrs	70%			2029	\$41,600	5	\$1,900	
Molded Case Bkrs	30%			2038	**	5	\$800	
<b>Wiring</b>								
Braided Cloth	40%			2029	\$37,100	1		
Thermoplastic	60%			2040	**	1		
<b>Motor Controllers</b>								
Locally Mounted	80%			2028	\$232,900	5	\$600	
Locally Mounted	20%			2035	**	5	\$100	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2035	**	1	\$32,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Transfer Switch Is Associated With 1500 Kilowatt Generator.</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	10%			2030	\$38,600	10	\$9,600	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 5th Floor</i>								
Fluorescent	20%			2030	\$77,200	10	\$19,300	
Fluorescent	30%			2025	\$115,800	10	\$28,900	
LED	30%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : LED Fixtures Installed In 2017.</i>								
LED	10%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : LED Fixtures Installed In 2018.</i>								
<b>Egress Lighting</b>								
Emergency, Battery	30%			2030	\$48,300	10	\$7,600	
Exit, LED	70%			2058	**	1		
<b>Alarm</b>								
<b>Security System</b>								
No Component	60%							
Generic	40%			2025	\$144,300	1	\$15,700	
<b>Fire/Smoke Detection</b>								
No Component	40%							
Generic, Analog	60%			2025	\$741,100	1-3	\$40,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Section</i>								
<i>Explanation : The Main Fire Alarm Control Panel Is Located In Section 3.</i>								

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

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

**Asset # : 2328**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Distribution</b>								
Steam Piping/Pump	15%	0-2	\$74,100	2060	**			
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Steam Piping/Pump	15%			2050	**			
Steam Piping/Pump	70%	4+	\$172,900	2040	**			
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Terminal Devices</b>								
Air Handler	50%			2030	\$785,400	1	\$32,500	
Convactor/Radiator	10%	0-2	\$59,800	2050	**	1	\$3,100	
<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout, Defective Steam Traps</i>								
Convactor/Radiator	40%	4+	\$119,600	2035	**	1	\$12,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	40%			2046	**	1		
No Component	60%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Section 17</i>								
<i>Explanation : Chilled Water Plant</i>								
<b>Conversion Equipment</b>								
Window/Wall Unit	20%			2028	\$46,600	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 5th Floor</i>								
<i>Explanation : Serves Offices</i>								
No Component	80%							
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	60%			2050	**	4	\$4,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Piping Only, Chilled Water Is Pumped From Central Chiller Plant In Section 17</i>								
No Component	40%							
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	80%			2030	\$200,400	1	\$52,000	
No Component	20%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$92,800	
<b>Exhaust Fans</b>								
Roof	100%			2030	\$185,500	2	\$3,200	
<b>Plumbing</b>								

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

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

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

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

**Asset # : 2328**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
H/C Water Piping	Galvanized Steel	80%	4+	\$196,100	2035	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Galvanized Steel	20%	0-2	\$98,000	2050	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Points Of Use, Heavy Internal Corrosion Reported. The Internal Pipe Corrosion Is Creating Water Flow Restrictions Issues!</i>								
Sanitary Piping	Cast Iron	100%	4+	\$408,800	LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping	Cast Iron	70%	4+	\$81,500	LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Cast Iron	25%	Now	\$58,200	LIFE	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour</i>								
<i>Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2 Of 6 Cracked Risers</i>								
	Cast Iron	5%			LIFE	**	1	
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								
Elevators	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor, 77th Street Side Of Complex</i>								
<i>Explanation : 2 Units, No 15 And 16</i>								
<b>Fire Suppression</b>								
Standpipe	Generic	100%			2050	**	1-5	\$53,000
Sprinkler	No Component	60%						
	Generic	40%			2050	**	1-2	\$11,800

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$180,600	\$579,900
Interior Architecture	\$433,500	\$127,000
Electrical		\$128,100
Mechanical		\$1,201,600
<b>Total</b>	<b>\$614,100</b>	<b>\$2,036,600</b>
Importance Code A	\$180,600	\$579,900
Importance Code B	\$271,200	\$1,368,200
Importance Code C	\$162,300	\$88,500
<b>Total</b>	<b>\$614,100</b>	<b>\$2,036,600</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$61,500		\$16,100	
Interior Architecture	\$33,400		\$20,000	\$16,600
Electrical	\$7,900	\$6,800	\$8,000	\$6,800
Mechanical	\$36,200	\$12,100	\$15,600	\$12,300
Elevators/Escalators	\$21,700	\$21,700	\$21,700	\$21,700
<b>Total</b>	<b>\$160,700</b>	<b>\$40,600</b>	<b>\$81,500</b>	<b>\$57,400</b>
Importance Code A	\$62,100	\$600	\$16,800	\$600
Importance Code B	\$91,600	\$40,000	\$64,700	\$52,500
Importance Code C	\$6,900			\$4,300
<b>Total</b>	<b>\$160,700</b>	<b>\$40,600</b>	<b>\$81,500</b>	<b>\$57,400</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**AMERICAN MUSEUM OF NATL HISTORY SECTION 20**

**Asset # : 13555**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	10%			2065	**	10	\$40,800	
Masonry: Brick	71%			LIFE	**	5	\$247,200	
Masonry: Limestone	5%			LIFE	**	5	\$13,100	
Metal, Corrugated	2%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop</i>								
<i>Explanation : Mechanical Enclosures</i>								
Window Wall	12%	Now	\$57,000	2050	**	5	\$39,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facing Thresholds At 8th Floor Terrace</i>								
Windows								
Aluminum	90%			2046	**	5	\$800	
Glass Block	5%			LIFE	**	5	\$100	
Metal Louvers	5%			2039	**	10	\$300	
Parapets								
Copper/Terne	15%			2065	**	5	\$4,300	
Masonry: Brick	45%	Now	\$34,700	LIFE	**	5	\$2,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Wall Of Parapet - 8th Floor Terrace</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout 8th Floor Terrace</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Wall Of Parapet - 8th Floor Terrace</i>								
Metal Rail	25%			2043	**	5-10	\$26,600	
Pre-Cast Concrete	15%	4+	\$1,800	LIFE	**	5	\$5,600	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping Stone</i>								
Roof								
IRMA/Protected Membrane	30%	Now	\$18,000	2030			\$90,100	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout 8th Floor Terrace</i>								
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 8th Floor Terrace</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations On Terrace</i>								
Modified Bitumen	70%			2030			\$286,200	10
							\$18,600	

Interior

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

**Asset # : 13555**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2029	\$178,200	3	\$18,500	
Cast in Place Concrete	5%			LIFE	**	5	\$26,900	
Ceramic Tile	20%			2039	**	5	\$24,600	
Sheet Vinyl/Rubber	15%			2035	**	5	\$27,700	
Terrazzo	10%			LIFE	**	5	\$19,200	
Traffic Topping	15%			2035	**	5	\$23,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Laboratories</i>								
<i>Explanation : Fluid Applied Epoxy Floor</i>								
Vinyl Tile	15%			2035	**	3	\$6,900	
Wood	10%			2058	**	5	\$23,100	
<b>Interior Walls</b>								
Ceramic Tile	5%			2039	**	5	\$8,700	
Concrete Masonry Unit	10%			LIFE	**	5	\$13,900	
Gypsum Board	85%			LIFE	**	5-10	\$250,800	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%	Now	\$3,400	2043	**	5	\$9,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
Exposed Struc: Steel	59%			LIFE	**	10	\$145,100	
Exposed Struc: Steel	1%	Now	\$58,800	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 7th Floor Ceiling Below 8th Floor Terrace</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 7th Floor Ceiling Below 8th Floor Terrace</i>								
Gypsum Board	25%			LIFE	**	5-10	\$105,700	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	100%			2040	**	1		
<b>Panelboards</b>								
Molded Case Bkrs	100%			2046	**	5	\$2,200	
<b>Wiring</b>								
Thermoplastic	100%			2050	**	1		
<b>Motor Controllers</b>								
Locally Mounted	75%			2035	**	5	\$400	
Variable Frequency Drive	25%			2043	**			
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	95%			2035	**	10	\$71,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Incandescent	5%			2025	\$56,500	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st And 4th Floor Galleries</i>								
<i>Explanation : Incandescent Lighting In Exhibit Spaces</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2030	\$22,900	1		
Exit, Service	50%			2030	\$12,600	1		
<b>Alarm</b>								
<b>Security System</b>								
Generic	100%			2035	**	1	\$30,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fed From Command Center At Building 12</i>								
<b>Fire/Smoke Detection</b>								
No Component	20%							
Generic, Analog	80%			2035	**	1-3	\$40,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fed From Fire Command Center In Building 12</i>								

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

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

**Asset # : 13555**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	15%			2039	**	1	\$6,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit Converts Steam To Hot Water System</i>								
No Component	85%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : Low Pressure Steam From Section 13</i>								
Distribution								
Hot Wtr Piping/Pump	15%			2038	**	4	\$900	
Steam Piping/Pump	85%			2040	**			
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2040	**	4	\$4,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Section 17</i>								
<i>Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	\$979,700	1	\$50,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$72,600	
Exhaust Fans								
Roof	100%			2025	\$145,000	2	\$2,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Electric	100%			2025	\$77,000	4	\$700	
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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Vertical Transport								
Elevators								
	Geared Traction	50%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement To 8th Floor</i>								
<i>Explanation : 1 Unit No 20 F</i>								
	Hydraulic	50%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : 3 Levels - Museum Shop</i>								
<i>Explanation : 1 Unit No 20 P</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2040		**	1-5 \$41,400
Sprinkler								
	Generic	100%			2040		**	1-2 \$23,000

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$2,286,900	\$161,900
Interior Architecture	\$381,600	\$475,600
Electrical		\$972,400
Mechanical	\$609,400	\$974,700
<b>Total</b>	<b>\$3,277,900</b>	<b>\$2,584,600</b>
Importance Code A	\$2,286,900	\$251,700
Importance Code B	\$829,100	\$2,213,600
Importance Code C	\$161,900	\$119,300
<b>Total</b>	<b>\$3,277,900</b>	<b>\$2,584,600</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture				
Interior Architecture	\$64,700		\$1,500	\$5,000
Electrical	\$28,300	\$2,500	\$3,400	\$3,500
Mechanical	\$28,800	\$7,600	\$10,000	\$5,400
Site Enclosure	\$1,700			
Site Pavements	\$300			
<b>Total</b>	<b>\$123,800</b>	<b>\$10,100</b>	<b>\$14,900</b>	<b>\$13,800</b>
Importance Code A	\$2,000			
Importance Code B	\$87,500	\$10,100	\$14,900	\$13,800
Importance Code C	\$34,300			
<b>Total</b>	<b>\$123,800</b>	<b>\$10,100</b>	<b>\$14,900</b>	<b>\$13,800</b>



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

**Asset # : 2808**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	5%			2050	**	10	\$7,300	
Masonry: Granite	95%	Now	\$809,300	LIFE	**	5	\$44,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Side Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side Facade</i>								
Windows								
Wood	100%	Now	\$74,900	2046	**	5	\$117,600	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Side Facade</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Side Facade</i>								
Roof								
Copper/Terne	20%	Now	\$54,300	2045	**			
<i>Drains Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : North West Corner Of Roof, Adjacent To Building 3a</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : At North West Roof Drain</i>								
Slate	80%	Now	\$1,348,300	LIFE	**			1
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout - Especially Near Window Dormers</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Roof Is Over 100 Years Old. Long Past Rated Life.</i>								

Interior

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	2%			2026	\$29,500	3	\$4,100	
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : 5th Floor Offices</i>							
Ceramic Tile	3%			2033	**	5	\$3,100	
Mosaic Tile	15%			2035	**	5	\$38,100	
Terrazzo	32%	Now	\$85,800	LIFE	**	5	\$25,400	
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Throughout 1st And 4th Floors Exhibit Halls</i>							
Vinyl Tile	13%	Now	\$25,500	2030	\$127,500	3	\$5,000	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Basement Corridor</i>							
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Basement Corridor</i>							
	<i>Patching Evident, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Basement Corridor</i>							
Vinyl Tile 9" X 9"	18%	Now	\$91,500	2030	\$228,700	3	\$6,900	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout 5th Floor</i>							
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout 5th Floor</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout 5th Floor</i>							
Wood	17%			2045	**	5	\$32,400	
Interior Walls								
Glass: Single Pane	3%			LIFE	**	5	\$6,400	
Gypsum Board	60%			LIFE	**	5-10	\$144,900	
Masonry: Brick	2%			LIFE	**	10	\$900	
Mosaic Tile	3%			LIFE	**	10	\$2,700	
Plaster	20%	Now	\$25,900	LIFE	**	5	\$8,500	
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Fifth Floor Offices, Mezzanine, 4th Floor And 1st Floor Exhibit Halls</i>							
	<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Fifth Floor Offices, Mezzanine, 4th Floor And 1st Floor Exhibit Halls</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Fifth Floor Offices, Mezzanine, 4th Floor And 1st Floor Exhibit Halls</i>							
Wood	12%			LIFE	**	5	\$136,400	

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Interior</b>									
<b>Ceilings</b>									
AcousTileConcealSpLn	45%			2035	**	5	\$57,200		
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Various Locations Throughout 1st Floor</i>									
AcousTileSusp.Lay-In	22%			2035	**	5	\$22,400		
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>									
<i>Location : Cafeteria And Various Locations Throughout</i>									
Plaster	28%	Now	\$42,400	LIFE	**	5	\$17,800		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Fifth Floor And Mezzanine</i>									
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Fifth Floor And Mezzanine</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Fifth Floor And Mezzanine</i>									
Plaster	5%			LIFE	**	5-10	\$8,700		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : 4th Floor Exhibit Halls</i>									
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : 4th Floor Exhibit Halls</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : 4th Floor Exhibit Halls</i>									
<b>Site Enclosure</b>									
<b>Fence/Gates</b>									
Iron Picket	100%	2-4	\$1,700	2050	**				
<i>Deteriorated Finish, Extent : Light, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
<b>Retaining Walls</b>									
Cast in Place Concrete	100%			2050	**				
<b>Site Pavements</b>									
<b>Public Sidewalk</b>									
Cast in Place Concrete	15%	4+	\$300	2043	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Electric Vaults In Sidewalk</i>									
Pavers/Stone	85%			2033	**				
<b>On-Site Walkways</b>									
Pavers/Stone	100%			2033	**				

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

Under 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**  
**AMERICAN MUSEUM OF NATL HISTORY SECTION 3**

**Asset # : 2808**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2030	\$42,000	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : The Service Equipment Includes Three - 4,000 Amperes Switches. This Service Is Known As The 77 Street Service.</i>								
<hr/>								
<b>Transformers</b>								
Dry Type	40%			2035	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : The Transformer System Includes The Following Kilovalampere Transformer Sizes: One- 500, One- 300, One-225, One-150</i>								
Dry Type	60%			2028	\$66,100	5	\$200	
<hr/>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2030	\$55,500	5	\$300	
<hr/>								
<b>Raceway</b>								
Busway	10%			2028	\$6,100	1		
Conduit	50%			2030	\$30,400	1		
Conduit	40%			2040	**	1		
<hr/>								
<b>Panelboards</b>								
Fused Disc Sw	30%			2029	\$10,200	5	\$500	
Molded Case Bkrs	50%			2038	**	5	\$900	
Molded Case Bkrs	20%			2029	\$6,800	5	\$400	
<hr/>								
<b>Wiring</b>								
Braided Cloth	40%			2029	\$22,800	1		
Thermoplastic	60%			2040	**	1		
<hr/>								
<b>Motor Controllers</b>								
Locally Mounted	50%			2028	\$62,400	5	\$200	
Locally Mounted	30%			2035	**	5	\$100	
Motor Control Center	20%			2028	\$25,000	5	\$400	
<hr/>								
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							
<hr/>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	60%			2030	\$149,700	10	\$37,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
Fluorescent	30%			2025	\$74,900	10	\$18,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
LED	10%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : LED Fixtures Were Installed In 2018.</i>								

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

**Asset # : 2808**

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

**Lighting**

Egress Lighting								
Emergency, Battery	40%			2025	\$41,600	10	\$6,600	
Exit, LED	50%			2045	**	1		
Exit, Service	10%			2025	\$2,100	1		

**Alarm**

Security System								
No Component	60%							
Generic	40%			2025	\$93,300	1	\$10,200	

**Fire/Smoke Detection**

No Component	60%							
Generic, Analog	40%			2025	\$319,300	1-3	\$17,200	

*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.*

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

**Heating**

Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2026	\$47,800	5	\$4,000	

**Distribution**

Steam Piping/Pump	20%	0-2	\$63,800	2060	**			
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*Corroded, Extent : Severe, Area Affected : 100%*

*Location : Throughout*

Steam Piping/Pump	80%	4+	\$127,700	2040	**			
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*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

**Terminal Devices**

Convactor/Radiator	15%			2028	\$58,000	1	\$3,300	
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*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

No Component	85%							
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**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	\$75,200	1		
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No Component	50%							
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

**Asset # : 2808**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Distribution								
	CW & CHW Wtr Pipe/Pump	60%			2050	**	4	\$3,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Piping Only, Chilled Water Is Pumped From The Central Chiller Plant</i>								
	No Component	40%						
Terminal Devices								
	Air Handler/Cool/Ht	70%			2030	\$283,400	1	\$29,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 5th Floor Mechanical Room</i>								
<i>Explanation : Units In Room serves 3a</i>								
	No Component	30%						
Dehumidifier								
	No Component	60%						
	Generic	40%			2028	\$100		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd And 4th Floor Air Handlers</i>								
<i>Explanation : The Air Handling Units Have The Capablity To Perform A Dehumidification Cycle</i>								
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$60,000
Exhaust Fans								
	Interior	100%			2030	\$256,900	2	\$2,100
Plumbing								
H/C Water Piping								
	Galvanized Steel	80%			2028	\$253,400	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Galvanized Steel	20%	0-2	\$63,400	2050	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Points Of Use, Heavy Internal Pipe Corrosion Reported, The Internal Corrosion Is Creating Water Flow Restriction Issues</i>								
Water Heater								
	Electric	10%			2028	\$6,400	4	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
<i>Explanation : For Dish Washing Only</i>								
	No Component	90%						
Sanitary Piping								
	Cast Iron	100%	4+	\$264,200	LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

**Asset # : 2808**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
	Storm Drain Piping							
	Cast Iron	20%	0-2	\$30,100	LIFE	**	1	
		<i>Corroded, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Basement And First Floors, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour</i>						
	Cast Iron	80%	4+	\$60,200	LIFE	**	1	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
<b>Fixtures</b>								
	Generic	100%						
<b>Fire Suppression</b>								
	Standpipe							
	Generic	100%			2040	**	1-5	\$34,200
<b>Sprinkler</b>								
	No Component	85%						
	Generic	15%			2040	**	1-2	\$2,900

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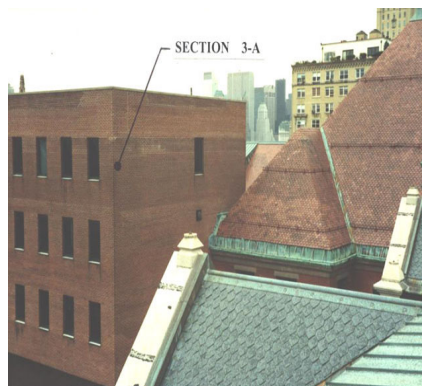
Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$52,400	\$449,100
Interior Architecture	\$269,600	\$968,700
Electrical		\$872,600
Mechanical	\$1,647,900	\$600,800
<b>Total</b>	<b>\$1,969,800</b>	<b>\$2,891,200</b>
Importance Code A	\$52,400	\$491,100
Importance Code B	\$1,789,500	\$2,359,500
Importance Code C	\$127,900	\$40,600
<b>Total</b>	<b>\$1,969,800</b>	<b>\$2,891,200</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$42,300		\$2,500	
Interior Architecture	\$49,100		\$5,300	\$17,600
Electrical	\$12,900	\$2,400	\$2,800	\$3,800
Mechanical	\$30,800	\$13,800	\$13,900	\$10,700
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
<b>Total</b>	<b>\$144,900</b>	<b>\$26,100</b>	<b>\$34,300</b>	<b>\$42,000</b>
Importance Code A	\$42,300		\$2,500	\$1,700
Importance Code B	\$96,000	\$26,100	\$31,900	\$36,600
Importance Code C	\$6,600			\$3,600
<b>Total</b>	<b>\$144,900</b>	<b>\$26,100</b>	<b>\$34,300</b>	<b>\$42,000</b>



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

**Asset # : 2341**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	4+	\$52,400	LIFE	**	5	\$76,500	
<i>Spalling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : North Facade</i>								
Windows								
Aluminum	100%			2038	**	5	\$5,000	
Parapets								
Masonry: Brick	95%	2-4	\$32,700	LIFE	**	5	\$5,000	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								
Pre-Cast Concrete	5%	2-4	\$2,100	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Coping Stones</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	95%	0-2	\$7,500	2025	\$372,600			
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	2%			2030	\$7,800	10	\$500	
Skylight, Plastic	3%			2035	**	1		
Soffits								
Stucco Cement	100%			2035	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$46,600	
Ceramic Tile	5%			2039	**	5	\$5,300	
Vinyl Tile	80%			2030	\$821,600	3	\$42,600	
Vinyl Tile 9" X 9"	5%			2025	\$66,500	3	\$2,700	
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$7,300	
Concrete Masonry Unit	70%	4+	\$127,900	LIFE	**	5	\$40,600	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 9th And 10th Floor Corridors And Stair B</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 9th And 10th Floor Stairwell B</i>								
Plaster	25%	Now	\$6,600	LIFE	**	5	\$10,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 10th Floor Corridor</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

**Asset # : 2341**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileConcealSpLn	60%			2043	**	5	\$79,800	
AcousTileSusp.Lay-In	10%			2043	**	5	\$10,600	
Exposed Struc: Steel	20%	4+	\$101,800	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement By Electrical Panels</i>								
Plaster	10%	2-4	\$7,900	LIFE	**	5	\$6,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2030	\$42,000	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : This Electrical Service Is Known As The 77 Street Service. It Includes Three 4,000 Ampere Service Switches.</i>								
<b>Transformers</b>								
Dry Type	90%			2035	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Transformer Sizes Include The Following Kilovolt-ampere Rating: 500, 300, 225, 150</i>								
Dry Type	10%			2028	\$11,000	5		
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	60%			2030	\$33,300	5	\$200	
Molded Case Bkrs	40%			2040	**	5	\$700	
<b>Raceway</b>								
Conduit	60%			2030	\$36,400	1		
Conduit	40%			2040	**	1		
<b>Panelboards</b>								
Fused Disc Sw	40%			2029	\$17,000	5	\$700	
Molded Case Bkrs	60%			2029	\$25,400	5	\$1,100	
<b>Wiring</b>								
Braided Cloth	40%			2029	\$22,800	1		
Thermoplastic	60%			2040	**	1		
<b>Motor Controllers</b>								
Locally Mounted	60%			2035	**	5	\$300	
Motor Control Center	40%			2028	\$66,500	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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	40%			2030	\$104,500	10	\$26,100	
Fluorescent	30%			2030	\$78,400	10	\$19,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
Fluorescent	10%			2025	\$26,100	10	\$6,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
LED	20%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, 10th Floor</i>								
<i>Explanation : LED Fixtures Were Installed In 2017.</i>								
<b>Egress Lighting</b>								
Emergency, Battery	30%			2030	\$32,700	10	\$5,200	
Emergency, Battery	20%			2025	\$21,800	10	\$3,400	
Exit, LED	30%			2045	**	1		
Exit, LED	20%			2033	**	1		
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2025	\$73,200	1	\$8,000	
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2025	\$334,300	1-3	\$18,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : The Main Fire Alarm Control Panel Is Located In The Basement Of Section 3.</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment								
Heat Exchanger, Shell & Tube	20%			2033	**			
Pres. Reducing Valve/LP Steam	80%			2039	**	5	\$3,400	
Distribution								
Steam Piping/Pump	10%			2050	**			
Steam Piping/Pump	90%	4+	\$150,400	2040	**			
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

**Asset # : 2341**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Terminal Devices								
Convactor/Radiator	10%	0-2	\$40,500	2050	**	1	\$2,100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout, Defective Steam Traps</i>								
Convactor/Radiator	40%	4+	\$80,900	2035	**	1	\$8,300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	50%							
<b>Air Conditioning</b>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	\$4,600	2050	**	4	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Piping Only, Chilled Water Is Pumped From Central Chiller Plant In Section 17</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%	0-2	\$847,700	2040	**	1	\$39,600	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 8th Floor Fan Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Fan Room Air Handler</i>								
<i>Explanation : Control System Malfunction</i>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$62,800	
Exhaust Fans								
Interior	100%			2025	\$268,900	2	\$2,200	
<b>Plumbing</b>								
H/C Water Piping								
Galvanized Steel	20%	0-2	\$66,300	2050	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Points Of Use, Heavy Internal Corrosion Reported, The Internal Corrosion Is Creating Water Flow Restriction Issues.</i>								
Galvanized Steel	80%			2028	\$265,300	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Water Heater								
Electric	100%			2025	\$66,600	4	\$600	
HW Heat Exchanger								
Steam Fired	100%			2050	**	4	\$10,500	

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

**Asset # : 2341**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
Sanitary Piping								
	Cast Iron	30%	0-2	\$166,000	LIFE	**	1	
<i>Leak Evident, Extent : Severe, Area Affected : 70%</i>								
<i>Location : 1st Through 7th Floor</i>								
	Cast Iron	70%	4+	\$193,600	LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Storm Drain Piping</b>								
	Cast Iron	30%	0-2	\$47,300	LIFE	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour</i>								
	Cast Iron	70%	4+	\$55,100	LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 10th Floor, Frick Building</i>								
<i>Explanation : 1 Unit, No 8</i>								
<b>Fire Suppression</b>								
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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$2,256,500	\$111,700
Interior Architecture	\$133,600	\$364,100
Electrical		\$854,100
Mechanical	\$760,800	\$829,000
<b>Total</b>	<b>\$3,150,900</b>	<b>\$2,158,900</b>
Importance Code A	\$2,256,500	\$163,200
Importance Code B	\$859,200	\$1,995,700
Importance Code C	\$35,200	
<b>Total</b>	<b>\$3,150,900</b>	<b>\$2,158,900</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$20,400		\$7,300	
Interior Architecture	\$148,500		\$27,400	\$9,600
Electrical	\$23,700	\$8,400	\$14,200	\$9,200
Mechanical	\$54,300	\$7,800	\$15,100	\$7,900
Site Pavements	\$3,500			
<b>Total</b>	<b>\$250,400</b>	<b>\$16,200</b>	<b>\$64,100</b>	<b>\$26,700</b>
Importance Code A	\$22,500		\$7,300	
Importance Code B	\$160,200	\$16,200	\$56,800	\$26,700
Importance Code C	\$67,600			
<b>Total</b>	<b>\$250,400</b>	<b>\$16,200</b>	<b>\$64,100</b>	<b>\$26,700</b>



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

**Asset # : 2329**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	5%			2050	**	10	\$7,300	
Masonry: Brick	30%	Now	\$97,200	LIFE	**	5	\$18,700	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Masonry: Granite	65%	Now	\$276,900	LIFE	**	5	\$30,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Facade</i>								
Windows								
Metal Louvers	5%			2033	**	10	\$7,300	
Wood	45%	Now	\$451,600	2055	**	5	\$52,900	1
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
Wood	50%			2046	**	5	\$117,600	
Parapets								
Metal Rail	25%			2035	**	5-10		
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Rear Portion Of Roof</i>								
No Component	75%							

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

**Asset # : 2329**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	10%	Now	\$108,000	2040				**
<i>Vegetation Growth, Extent : Severe, Area Affected : 5%</i>								
<i>Location : North Lower Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 5th Floor</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : North Side Roof</i>								
<i>Explanation : Past Useful Life. Abandoned Equipment On Roof.</i>								
Copper/Terne	15%	Now	\$20,400	2045				**
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side</i>								
Slate	75%	Now	\$1,264,100	LIFE				**
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout, Especially Near Dormers</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Already 59 Years Beyond Material Lifespan</i>								

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%	4+	\$4,000	2029	\$79,400	3	\$8,200	
<i>Worn/Eroded, Extent : Light, Area Affected : 20%</i>								
<i>Location : Offices Throughout</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$24,000	
Ceramic Tile	5%			2039	**	5	\$5,500	
Mosaic Tile	10%			2035	**	5	\$27,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various</i>								
<i>Explanation : Historic Decorative Minton Tiles</i>								
Slate	10%			LIFE	**	5	\$23,300	
Terrazzo	35%			LIFE	**	5	\$59,900	
Vinyl Tile	15%	Now	\$15,900	2030	\$158,600	3	\$6,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Storage Areas Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Storage Areas Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Various</i>								
<i>Explanation : 9x9 Tile</i>								
Vinyl Tile 9" X 9"	15%	Now	\$61,600	2030	\$205,500	3	\$6,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Storage Areas Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Storage Areas Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$5,600	
Glass: Single Pane	10%			LIFE	**	5	\$21,100	
Masonry: Brick	5%	Now	\$15,600	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement At Areaways</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement At Areaways</i>								
Marble Panels	10%			LIFE	**	10	\$5,600	
Plaster	55%	Now	\$35,200	LIFE	**	5	\$23,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor And Throughout At Connection To Section 6</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor And Throughout At Connection To Section 6</i>								
Plywood/Hardboard	10%			LIFE	**	10	\$1,400	
Wood	5%			LIFE	**	5	\$56,300	

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

**Asset # : 2329**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTile,Adhered	10%			2043	**	5	\$11,000	
AcousTileSusp.Lay-In	40%			2043	**	5	\$43,800	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Locker Rooms</i>								
Exposed Struc: Steel	5%			LIFE	**	10	\$11,000	
Plaster	45%	Now	\$36,700	LIFE	**	5	\$30,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor And Throughout At Connection To Section 6</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor And Throughout At Connection To Section 6</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%			2050	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 15%</i>								
<i>Location : Along 77th Street</i>								
<b>Retaining Walls</b>								
Cast in Place Concrete	100%			2050	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Pavers/Stone	100%			2033	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%	4+	\$3,500	2035	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Courtyard</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2040	**	5	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : This Building Is Supplied From The 77th Electrical Service.</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2040	**	5	\$1,900	
<b>Raceway</b>								
Conduit	60%			2040	**	1		
Conduit	40%			2030	\$24,300	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2038	**	5	\$200	
Molded Case Bkrs	60%			2038	**	5	\$1,200	
Molded Case Bkrs	30%			2029	\$12,700	5	\$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.  
\*\* 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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Wiring								
Braided Cloth	40%			2029	\$22,800	1		
Thermoplastic	60%			2040	**	1		
Motor Controllers								
Locally Mounted	60%			2035	**	5	\$300	
Locally Mounted	40%			2028	\$66,500	5	\$200	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$22,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Transfer Switches Are Located In Section 4 And Other Sections.</i>								
Generators								
Diesel	100%			2033	**	1	\$28,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Yard Area</i>								
<i>Explanation : 1500 Kilowatt Generator</i>								
Batteries								
Lead/Acid	100%			2023	\$1,700	5	\$2,700	
Fuel Storage								
Day Tank	50%			2038	**	5	\$6,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Yard Area</i>								
<i>Explanation : 200 Gallons</i>								
Main Tank	50%			2045	**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 6,000 Gallon Main Tank.</i>								
Lighting								
Interior Lighting								
Fluorescent	60%			2030	\$161,400	10	\$40,300	
Fluorescent	20%			2025	\$53,800	10	\$13,400	
LED	20%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, Upper Floor Offices</i>								
<i>Explanation : LED Lights Installed In 2017.</i>								
Egress Lighting								
Emergency, Service	60%			2030	\$24,500	1		
Exit, LED	30%			2045	**	1		
Exit, Service	10%			2025	\$2,200	1		
Alarm								
Security System								
No Component	40%							
Generic	60%			2030	\$150,800	1	\$16,400	

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

**Asset # : 2329**

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

**Alarm**

Fire/Smoke Detection

No Component

60%

Generic, Analog

40%

2025

\$344,200

1-3

\$18,600

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

*Location : Throughout Building*

*Explanation : Main Control Panel Located In Section 3.*

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

**Heating**

Conversion Equipment

Pres. Reducing

100%

Valve/LP Steam

2026

\$51,500

5

\$4,300

Distribution

Steam Piping/Pump

35%

0-2

\$120,400

2060

\*\*

*Corroded, Extent : Severe, Area Affected : 35%*

*Location : Throughout, Deteriorating Piping*

Steam Piping/Pump

65%

4+

\$111,800

2040

\*\*

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

*Location : Throughout*

Terminal Devices

Convactor/Radiator

5%

0-2

\$20,800

2050

\*\*

1

\$1,100

*Malfunctioning, Extent : Moderate, Area Affected : 40%*

*Location : Throughout, Defective Steam Traps And Danfoss Valves*

Convactor/Radiator

30%

2028

\$125,000

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

\$166,100

Window/Wall Unit

20%

2025

\$32,400

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.*

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

**Asset # : 2329**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Distribution								
	CW & CHW Wtr Pipe/Pump	80%			2040	**	4	\$2,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Explanation : Piping Only, Chilled Water Is Fed From Section 17</i>								
	No Component	20%						
Terminal Devices								
	Air Handler/Cool/Ht	80%			2030	\$209,500	1	\$36,200
	No Component	20%						
Heat Rejection								
	No Component	80%						
	No Component	20%						
<i>Other Observation, Extent : Light, Area Affected : 0%</i> <i>Location : Roof</i> <i>Explanation : Abandoned Air Condenser Unit Needs To Be Removed</i>								
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$64,600
Exhaust Fans								
	Interior	100%			2025	\$276,900	2	\$2,200
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%	4+	\$170,700	2035	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Other Observation, Extent : Light, Area Affected : 5%</i> <i>Location : Attic</i> <i>Explanation : Abandoned Water Tank Needs To Be Removed</i>								
Water Heater								
	Electric	10%			2028	\$6,900	4	
<i>Other Observation, Extent : Light, Area Affected : 10%</i> <i>Location : Near Laboratory</i> <i>Explanation : For Laboratory Only, The Remainder Of The Building Gets Its Domestic Hot Water From Section 17</i>								
	No Component	90%						
<i>Other Observation, Extent : Light, Area Affected : 0%</i> <i>Location : Section 17</i> <i>Explanation : Domestic Hot Water Is Fed From Section 17</i>								
Sanitary Piping								
	Cast Iron	100%	4+	\$284,800	LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout</i>								

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

**Asset # : 2329**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
Storm Drain Piping								
Cast Iron	10%			LIFE	**	1		
Cast Iron	90%	4+	\$73,000	LIFE	**	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 90%</i>						
		<i>Location : Throughout</i>						
Sump Pump(s)								
Submersible	100%			2023	\$2,600	4	\$2,300	
Backflow Preventer								
Generic	100%			2035	**	1	\$4,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lower Level</i>						
		<i>Explanation : Backflow Preventer Observed On Lower Level</i>						
Fixtures								
Generic	100%							
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2040	**	1-5	\$36,900	
Sprinkler								
No Component	95%							
Generic	5%			2040	**	1-2	\$1,000	
Chemical System								
Dry	5%			2029	\$1,500	1-3	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Courtyard</i>						
		<i>Explanation : Chemical Storage</i>						
No Component	95%							

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$1,621,300	\$226,400
Interior Architecture	\$256,400	\$253,600
Electrical		\$879,900
Mechanical	\$840,900	\$315,700
<b>Total</b>	<b>\$2,718,600</b>	<b>\$1,675,700</b>
Importance Code A	\$1,621,300	\$226,400
Importance Code B	\$1,046,400	\$1,449,200
Importance Code C	\$50,900	
<b>Total</b>	<b>\$2,718,600</b>	<b>\$1,675,700</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$7,200			
Interior Architecture	\$169,600		\$10,700	\$9,700
Electrical	\$41,900	\$3,600	\$3,800	\$5,200
Mechanical	\$24,900	\$5,200	\$9,700	\$6,600
Site Enclosure	\$8,400			
Site Pavements	\$13,100			
<b>Total</b>	<b>\$265,100</b>	<b>\$8,800</b>	<b>\$24,200</b>	<b>\$21,600</b>
Importance Code A	\$7,200			
Importance Code B	\$180,100	\$8,800	\$24,200	\$21,600
Importance Code C	\$77,800			
<b>Total</b>	<b>\$265,100</b>	<b>\$8,800</b>	<b>\$24,200</b>	<b>\$21,600</b>



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

**Asset # : 2309**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	2%			2050	**	10	\$3,700	
Masonry: Granite	23%	Now	\$248,700	LIFE	**	5	\$13,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
Masonry: Granite	75%			LIFE	**	5	\$88,900	
Windows								
Wood	60%	Now	\$406,300	2055	**	5	\$63,800	
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : East Facade</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : East Facade</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Facade</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Facade</i>								
Wood	40%			2046	**	5	\$85,000	
Roof								
Copper/Terne	8%	Now	\$7,200	2045	**			
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Underneath Cap At Crown Of Tower</i>								
Slate	62%	Now	\$693,500	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout, Seams Splitting</i>								
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Roof Is Original. Currently 50 Years Past Its Rated Life.</i>								
Slate	20%	Now	\$22,400	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Turrent</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Turrent</i>								
<i>Explanation : Actual Material Is Granite Roof Tile</i>								
Sloped Glazing	10%	Now	\$123,700	LIFE	**	5	\$62,100	1
<i>Glazing Clouded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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

**Asset # : 2309**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Sloped Glazing	10%	Now	\$123,700	LIFE	**	5	\$62,100	1
<i>Water Penetration, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Framing Joints</i>								
Soffits								
Granite Panels	100%	Now	\$39,700	LIFE	**	5	\$2,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Turrent</i>								
Interior								
Floors								
Carpet	15%	0-2	\$42,300	2026	\$211,500	3	\$21,900	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor Turrent</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$21,300	
Ceramic Tile	2%			2033	**	5	\$1,900	
Quarry Tile	5%	Now	\$7,900	2035	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Employee Cafeteria</i>								
Slate	3%			LIFE	**	5	\$6,200	
Terrazzo	50%	4+	\$128,400	LIFE	**	5	\$38,000	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st And 2nd Floor</i>								
Vinyl Tile	10%	Now	\$4,700	2030	\$93,900	3	\$3,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th And 6th Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 5th And 6th Floor</i>								
Vinyl Tile 9" X 9"	10%	Now	\$36,500	2030	\$121,700	3	\$3,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 5th And 6th Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th And 6th Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 5th And 6th Floor</i>								

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

**Asset # : 2309**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Gypsum Board	22%			LIFE	**	5-10	\$38,100	
Masonry: Brick	5%	Now	\$22,500	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Mosaic Tile	3%			LIFE	**	10	\$1,900	
Plaster	65%	Now	\$50,900	LIFE	**	5	\$19,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd, 5th And 6th Floor At Turrent</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd, 5th And 6th Floor At Turrent</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Premium Noted In Plaster Throughout</i>								
Wood	5%			LIFE	**	5	\$40,700	
Ceilings								
AcousTile,Adhered	20%	Now	\$10,300	2043	**	5	\$9,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 6th Floor Turrent</i>								
AcousTileSusp.Lay-In	20%			2043	**	5	\$19,500	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Gypsum Board	10%			LIFE	**	5-10	\$33,500	
Plaster	50%	Now	\$40,600	LIFE	**	5	\$30,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th And 6th Floor Offices</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th And 6th Floor Offices</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Premium Noted In Plaster Throughout</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	\$5,900	2050	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

**Asset # : 2309**

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

Site Enclosure

Free Standing Walls

Masonry: Fieldstone

100% Now \$2,500 2040 \* \*

*Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%*

*Location : Throughout*

*Other Observation, Extent : Light, 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 \$13,100 2033 \* \*

*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 \* \*

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

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 \$55,500 5 \$1,700

Raceway

Conduit

60% 2030 \$36,400 1

Conduit

40% 2040 \* \* 1

Panelboards

Molded Case Bkrs

60% 2029 \$20,400 5 \$1,000

Molded Case Bkrs

40% 2029 \$13,600 5 \$700

Wiring

Braided Cloth

40% 2029 \$22,800 1

Thermoplastic

60% 2030 \$34,300 1

Motor Controllers

Locally Mounted

80% 2028 \$99,800 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.

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

**Asset # : 2309**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	20%			2025	\$47,800	10	\$11,900	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exhibit Areas</i>								
Fluorescent	20%			2030	\$47,800	10	\$11,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th, 5th Floor</i>								
<i>Explanation : Compact Fluorescent Fixtures Used In Hallways.</i>								
Fluorescent	10%	2-4	\$23,900	2040	* *			
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st, 5th Floor</i>								
LED	30%			2035	* *			
LED	20%			2040	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, 4th, 5th Floor</i>								
<i>Explanation : LED Fixtures Installed In 2018.</i>								
Egress Lighting								
Exit, LED	60%			2045	* *	1		
Exit, Battery	40%			2025	\$27,200	10	\$1,800	
<b>Alarm</b>								
Security System								
No Component	40%							
Generic	60%			2030	\$134,000	1	\$14,600	
Fire/Smoke Detection								
No Component	40%							
Generic, Analog	60%			2025	\$458,600	1-3	\$24,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Main Panel Is Located In Section 3.</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Distribution								
Steam Piping/Pump	50%	0-2	\$152,800	2060	* *			
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Steam Piping/Pump	50%	4+	\$76,400	2040	* *			
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

**Asset # : 2309**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Terminal Devices								
Convactor/Radiator	35%	4+	\$64,800	2035	**	1	\$6,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Convactor/Radiator	10%	0-2	\$37,000	2050	**	1	\$1,900	
<i>Malfunctioning, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout, Defective Steam Traps And Danfoss Valves</i>								
No Component	55%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Section 3 And Section 9</i>								
<i>Explanation : The 2nd And 4th Floors Are Heated And Cooled By Equipment In Section 3 And Section 9 Respectively</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	10%			2046	**	1		
No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Section 17</i>								
<i>Explanation : Chilled Water Pipe</i>								
Conversion Equipment								
Window/Wall Unit	10%			2025	\$14,400	1		
No Component	90%							
Distribution								
CW & CHW Wtr Pipe/Pump	90%			2040	**	4	\$2,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Section 17</i>								
<i>Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17</i>								
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	90%			2030	\$69,800	1	\$36,200	
No Component	10%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$57,400	
Exhaust Fans								
Interior	100%			2030	\$245,900	2	\$2,000	
<b>Plumbing</b>								
H/C Water Piping								
Galvanized Steel	20%	0-2	\$60,700	2050	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Points Of Use, Heavy Internal Pipe Corrosion Reported, The Internal Pipe Corrosion Is Creating Water Flow Restriction Issues</i>								
Galvanized Steel	80%	4+	\$121,300	2035	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

**Asset # : 2309**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
	Sanitary Piping							
	Cast Iron	100%	4+	\$253,000	LIFE	**	1	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
	Storm Drain Piping							
	Cast Iron	40%	0-2	\$57,600	LIFE	**	1	
		<i>Corroded, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour</i>						
	Cast Iron	60%	4+	\$17,300	LIFE	**	1	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
	Fixtures							
	Generic	100%						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Attic</i>						
		<i>Explanation : Abandoned Domestic Water Roof Tank Needs To Be Removed</i>						
<b>Fire Suppression</b>								
	Sprinkler							
	No Component	90%						
	Generic	10%			2040	**	1-2	\$1,800
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Basement</i>						

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$1,679,900	\$218,700
Interior Architecture	\$277,400	\$640,700
Electrical	\$66,100	\$1,061,300
Mechanical	\$502,600	\$2,671,000
<b>Total</b>	<b>\$2,526,000</b>	<b>\$4,591,800</b>
Importance Code A	\$1,679,900	\$218,700
Importance Code B	\$690,700	\$4,331,400
Importance Code C	\$155,400	\$41,700
<b>Total</b>	<b>\$2,526,000</b>	<b>\$4,591,800</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$45,900			\$800
Interior Architecture	\$228,400		\$8,000	\$19,800
Electrical	\$11,900	\$3,600	\$4,400	\$4,600
Mechanical	\$100,800	\$8,700	\$39,600	\$11,700
Site Enclosure	\$200			
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
<b>Total</b>	<b>\$404,900</b>	<b>\$30,000</b>	<b>\$69,700</b>	<b>\$54,700</b>
Importance Code A	\$45,900		\$2,400	\$800
Importance Code B	\$321,500	\$30,000	\$67,300	\$53,900
Importance Code C	\$37,500			
<b>Total</b>	<b>\$404,900</b>	<b>\$30,000</b>	<b>\$69,700</b>	<b>\$54,700</b>



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

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

**Asset # : 2310**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	5%			2050	**	10	\$8,100	
Masonry: Brick	5%	0-2	\$11,900	LIFE	**	5	\$3,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Above Lintels West Side</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Lintels West Side</i>								
Masonry: Granite	90%	Now	\$426,600	LIFE	**	5	\$46,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Northern Portion Of West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Northern Portion Of West Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Northern Portion Of West Facade</i>								
Windows								
Wood	25%	Now	\$226,900	2055	**	5	\$26,600	
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : West Facade And Courtyard</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : West Facade And Courtyard</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Facade And Courtyard</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Facade And Courtyard</i>								
Wood	75%			2046	**	5	\$159,400	
Parapets								
Masonry: Brick	5%			LIFE	**	5-10	\$300	
Masonry: Granite	10%			LIFE	**	5-10	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cornice, Turrets And Decorations</i>								
<i>Explanation : Rose Granite</i>								
Metal Rail	5%			2035	**	5-10	\$800	
No Component	80%							

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Copper/Terne	8%			2045	**	10	\$9,900	
Roll Roofing	2%			2029	\$4,600	5	\$1,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Drain</i>								
Slate	80%	Now	\$946,600	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Slate In Place For 139 Years - 59 Years Beyond Material Lifespan.</i>								
Sloped Glazing	10%	Now	\$32,700	LIFE	**	5	\$65,700	
<i>Glazing Clouded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Into Attic Mechanical Area</i>								
Soffits								
Masonry: Granite	100%			LIFE	**	5		
Interior								

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

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

**Asset # : 2310**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	23%	Now	\$79,800	2026	\$399,200	3	\$41,300	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Meteorite Exhibit Area</i>								
<i>Wrinkling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Fourth And Fifth Floor Offices</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Meteorite Exhibit</i>								
<i>Explanation : Rips / Tears</i>								
Cast in Place Concrete	2%			LIFE	**	5	\$10,500	
Ceramic Tile	5%			2033	**	5	\$6,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Foyer</i>								
<i>Explanation : Minton Tile</i>								
Ceramic Tile	5%			2033	**	5	\$6,000	
Mosaic Tile	10%	Now	\$122,000	2035	**	5	\$15,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Offices And Basement</i>								
Slate	5%			LIFE	**	5	\$12,700	
Traffic Topping	10%			2035	**	5	\$15,000	
Vinyl Tile 9" X 9"	40%	Now	\$30,000	2030	\$599,100	3	\$18,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 5th And 6th Floors</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 5th And 6th Floors</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Collections Areas</i>								
Interior Walls								
Gypsum Board	40%			LIFE	**	5-10	\$118,100	
Masonry: Brick	5%			LIFE	**	10	\$2,600	
Plaster	50%	Now	\$79,000	LIFE	**	5	\$26,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Offices And Turrent At 6th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Offices And Turrent At 6th Floor</i>								
Wood	5%			LIFE	**	5	\$69,400	

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

**Asset # : 2310**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTile,Adhered	5%			2043	**	5	\$4,000	
AcousTileSusp.Lay-In	25%	Now	\$9,200	2043	**	5	\$10,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Offices At 1st Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Offices</i>								
Exposed Struc: Steel	10%			LIFE	**	10	\$16,000	
Gypsum Board	20%			LIFE	**	5-10	\$54,900	
Plaster	40%	Now	\$9,500	LIFE	**	5	\$20,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Offices And Turrent At 6th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Collections Areas (Various Floors), Anthropology, Paint Shop</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	95%			2050	**			
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	5%	Now	\$200	2040	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Retaining Walls</b>								
Cast in Place Concrete	100%			2050	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Pavers/Stone	100%			2033	**			
<b>On-Site Walkways</b>								
Pavers/Stone	100%			2033	**			
<b>Parking/Driveway</b>								
Pavers/Stone	100%			2033	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2040	**	5	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Building 6 Is Supplied From Building 3.</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	60%			2040	**	5	\$1,300	
Molded Case Bkrs	40%			2030	\$22,200	5	\$800	

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 6 AND 6A**

**Asset # : 2310**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Raceway								
Conduit	70%			2030	\$42,500	1		
Conduit	30%			2040	**	1		
Panelboards								
Molded Case Bkrs	60%			2038	**	5	\$1,300	
Molded Case Bkrs	40%			2029	\$17,000	5	\$800	
Wiring								
Braided Cloth	40%			2029	\$22,800	1		
Thermoplastic	60%			2040	**	1		
Motor Controllers								
Locally Mounted	40%			2035	**	5	\$200	
Locally Mounted	60%			2028	\$124,800	5	\$300	
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
<b>Lighting</b>								
Interior Lighting								
Fluorescent	30%			2025	\$88,200	10	\$22,000	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st, 3rd, 4th Floor, Attic</i>								
Fluorescent	60%			2025	\$176,400	10	\$44,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st, 2nd , 3rd, 4th, 5th, 6th Floor, Mezz, Attic</i>								
LED	10%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : LED Fixtures Installed In 2017.</i>								
Egress Lighting								
Emergency, Battery	40%			2025	\$49,000	10	\$7,700	
Exit, LED	60%			2045	**	1		
<b>Alarm</b>								
Security System								
No Component	40%							
Generic	60%			2025	\$164,900	1	\$17,900	
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2025	\$376,300	1-3	\$20,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Section</i>								
<i>Explanation : The Main Fire Alarm Panel Is Located In Section 3 Basement.</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								

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

**Asset # : 2310**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2033	**	5	\$4,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sixth Floor Mechanical Room</i>								
<i>Explanation : Pressure Relief Valve Station Observed</i>								
<b>Distribution</b>								
Steam Piping/Pump	50%	0-2	\$188,100	2060	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Deteriorating Steam And Condensate Return Piping</i>								
Steam Piping/Pump	50%			2030	\$188,100			
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Terminal Devices</b>								
Air Handler	30%			2030	\$358,900	1	\$14,900	
Convactor/Radiator	60%			2028	\$273,300	1	\$15,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Convactor/Radiator	10%	0-2	\$45,600	2050	**	1	\$2,300	
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout, Defective Steam Traps</i>								
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	70%			2046	**	1		
No Component	30%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Section 17</i>								
<i>Explanation : Chilled Water Plant</i>								
<b>Conversion Equipment</b>								
Split Unit	40%			2030	\$726,500			
Split Unit	5%	0-2	\$90,800	2040	**			
<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 1st Floor Offices</i>								
Window/Wall Unit	15%			2025	\$26,600	1		
No Component	40%							
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	30%			2040	**	4	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Section 17</i>								
<i>Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17</i>								
Ductwork/Diffusers	70%			LIFE	**	2	\$91,100	

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

**Asset # : 2310**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Terminal Devices</b>								
	Air Handler/Dir Expansion	50%	0-2	\$142,700	2030	\$285,400	1	
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Basement And Attic</i>				
				<i>Other Observation, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Basement And Attic</i>				
				<i>Explanation : Malfunctioning</i>				
	Air Handler/Cool/Ht No Component	30%			2030	\$171,800	1	\$14,900
		20%						
<b>Heat Rejection</b>								
	Air Cooled Condenser Unit	50%	0-2	\$25,700	2030	\$51,500	2	\$22,300
				<i>Other Observation, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Attic</i>				
				<i>Explanation : Malfunctioning And On Extended Life</i>				
	No Component	50%						
<b>Dehumidifier</b>								
	No Component	70%						
	Generic	30%			2028			
				<i>Other Observation, Extent : Light, Area Affected : 30%</i>				
				<i>Location : Various Fan Rooms</i>				
				<i>Explanation : The Air Handling Units Have The Capability To Perform A Dehumidification Cycle</i>				
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$70,700
<b>Exhaust Fans</b>								
	Interior	80%	Now	\$24,200	2030	\$242,200	2	\$1,600
				<i>Broken, Extent : Severe, Area Affected : 10%</i>				
				<i>Location : 5th Floor Toilet Exhaust</i>				
	Roof	20%			2025	\$28,300	2	\$500
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Galvanized Steel	100%			2028	\$373,300	1	
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
<b>HW Heat Exchanger</b>								
	Steam Fired	100%			2040	**	4	\$7,900
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				

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

**Asset # : 2310**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
Storm Drain Piping								
	Cast Iron	80%			LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Cast Iron	20%	0-2	\$35,500	LIFE	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour</i>								
<b>Fixtures</b>								
	Generic	100%						
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Abandoned Domestic Water Roof Tank Needs To Be Removed</i>								
<b>Vertical Transport</b>								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Unit From Basement To 5th Floor, One Unit From Anthropology 4th To 6M</i>								
<i>Explanation : 2 Units, No 6 And 6a</i>								
<b>Fire Suppression</b>								
Standpipe								
	Generic	100%			2040	**	1-5	\$40,400
<b>Sprinkler</b>								
	No Component	70%						
	Generic	30%			2040	**	1-2	\$6,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, 4th, 4m Floors</i>								
<i>Explanation : Limited To Newer Floors And Basement</i>								

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$446,300	\$39,700
Interior Architecture	\$88,700	\$177,400
Electrical		\$538,000
Mechanical	\$182,600	\$1,392,600
<b>Total</b>	<b>\$717,600</b>	<b>\$2,147,700</b>
Importance Code A	\$446,300	\$39,700
Importance Code B	\$271,300	\$2,108,000
<b>Total</b>	<b>\$717,600</b>	<b>\$2,147,700</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$49,100			
Interior Architecture	\$144,300		\$1,500	\$17,600
Electrical	\$1,900	\$1,500	\$2,200	\$1,900
Mechanical	\$49,000	\$9,400	\$11,000	\$7,600
<b>Total</b>	<b>\$244,200</b>	<b>\$10,900</b>	<b>\$14,700</b>	<b>\$27,100</b>
Importance Code A	\$49,100		\$1,200	
Importance Code B	\$165,600	\$10,900	\$13,500	\$27,100
Importance Code C	\$29,600			
<b>Total</b>	<b>\$244,200</b>	<b>\$10,900</b>	<b>\$14,700</b>	<b>\$27,100</b>



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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$181,800	LIFE	**	5	\$17,700	
<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade And Ground Level Tunnel South Side</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : West Wing Of 7a</i>								
Masonry: Granite	15%			LIFE	**	5	\$5,000	
Stucco Cement	5%			2035	**	5	\$2,800	
Windows								
Wood	100%	Now	\$34,300	2055	**	5	\$5,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Facade</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Facade</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Facade</i>								
Parapets								
Copper/Terne	25%			2050	**	5	\$3,000	
Masonry: Brick	70%	Now	\$11,500	LIFE	**	5	\$1,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$1,600	
Roof								
Built-Up (BUR)	15%	Now	\$119,100	2040	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Wing Of 7a</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : West Wing Of 7a</i>								
Copper/Terne	75%	0-2	\$58,900	2045	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Crown And Perimeter Gutter</i>								
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Adjacent To Section 1</i>								
Modified Bitumen	5%			2030		10	\$2,600	
Skylight, Metal/Glass	5%	Now	\$86,400	2040	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Interior

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

**Asset # : 2311**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	50%	Now	\$44,400	2026	\$444,000	3	\$46,000	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Corridor Of 7a</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1st Floor Corridor Of 7a</i>								
Terrazzo	15%			LIFE	**	5	\$14,400	
Vinyl Tile	30%	0-2	\$88,700	2030	\$177,400	3	\$6,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mezzanine Corridor Of 7a</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Mezzanine Corridor Of 7a</i>								
Wood	5%			2045	**	5	\$5,700	
<b>Interior Walls</b>								
Gypsum Board	20%			LIFE	**	5-10	\$16,600	
Plaster	55%	Now	\$12,200	LIFE	**	5	\$8,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mezzanine Corridor Of 7a</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mezzanine Corridor Of 7a</i>								
Plaster	25%			LIFE	**	5-10	\$10,400	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%			2043	**	5	\$3,100	
Gypsum Board	15%			LIFE	**	5-10	\$31,600	
Plaster	50%	Now	\$22,800	LIFE	**	5	\$19,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mezzanine Corridor Of 7a</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mezzanine Corridor Of 7a</i>								
Plaster	30%			LIFE	**	5-10	\$31,600	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2040	**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : This Section Is Supplied From Section 17 (81st Street Service).</i>								
<b>Transformers</b>								
Dry Type	100%			2035	**	5	\$200	
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	40%			2030	\$22,200	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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Raceway								
Conduit	60%			2030	\$36,400	1		
Conduit	40%			2040	**	1		
Panelboards								
Fused Disc Sw	10%			2029	\$3,400	5	\$100	
Molded Case Bkrs	90%			2038	**	5	\$1,000	
Wiring								
Braided Cloth	40%			2029	\$22,800	1		
Thermoplastic	60%			2040	**	1		
Motor Controllers								
Locally Mounted	70%			2028	\$74,300	5	\$200	
Locally Mounted	30%			2035	**	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	25%			2030	\$37,600	10	\$9,400	
Incandescent	25%			2025	\$140,900	2	\$200	
LED	50%			2038	**			
Egress Lighting								
Emergency, Battery	40%			2030	\$25,100	10	\$4,000	
Exit, LED	60%			2045	**	1		
Alarm								
Security System								
No Component	60%							
Generic	40%			2025	\$56,200	1	\$6,100	
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2025	\$192,600	1-3	\$10,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Throughout The Section</i> <i>Explanation : Main Fire Alarm Panel Is Located In Section 3.</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2033	**	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		Priority
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	\$96,200	2060		**		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Deteriorating Steam And Condensate Return Piping Corroded</i>								
Steam Piping/Pump	50%	4+	\$48,100	2040		**		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	100%			2030	\$612,100	1	\$25,300	
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2050		**	4	\$3,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Section 17</i>								
<i>Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	\$488,200	1	\$25,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE		**	2-5	\$36,200
Exhaust Fans								
Interior	90%			2030	\$139,400	2	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Most Of Ventilation Occurs Through Air Handlers</i>								
Roof	10%			2030	\$7,200	2	\$100	
Plumbing								
H/C Water Piping								
Galvanized Steel	20%	0-2	\$38,200	2050		**	1	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Or Near Points Of Use, Heavy Internally Corroded Piping Reported. The Internal Corrosion Is Creating Water Flow Restriction Issues</i>								
Galvanized Steel	80%			2028	\$152,800	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sanitary Piping								
Cast Iron	100%			LIFE		**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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

**Asset # : 2311**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
Storm Drain Piping Cast Iron	70%			LIFE	**	1		
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Cast Iron	30%	0-2	\$27,200	LIFE	**	1		
	<i>Corroded, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour</i>							
Sump Pump(s) Submersible	100%			2021	\$1,500	4	\$1,300	
<b>Fixtures</b>								
Generic	100%							
	<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Toilet Rooms</i>							
<b>Fire Suppression</b>								
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.

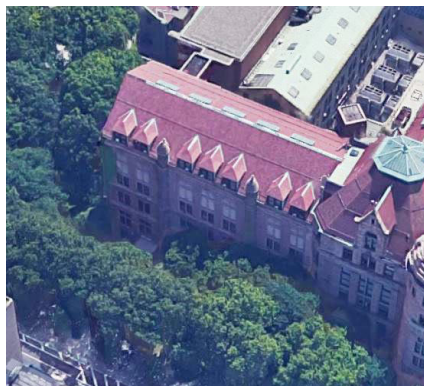
Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$2,950,100	\$224,300
Interior Architecture	\$282,100	\$207,400
Electrical		\$1,174,600
Mechanical	\$642,700	\$993,400
<b>Total</b>	<b>\$3,874,900</b>	<b>\$2,599,800</b>
Importance Code A	\$2,950,100	\$224,300
Importance Code B	\$924,800	\$2,338,400
Importance Code C		\$37,000
<b>Total</b>	<b>\$3,874,900</b>	<b>\$2,599,800</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$20,300			
Interior Architecture	\$260,100		\$14,700	\$32,500
Electrical	\$4,000	\$3,300	\$4,300	\$4,500
Mechanical	\$47,400	\$10,500	\$17,100	\$7,300
Site Enclosure	\$3,400			
<b>Total</b>	<b>\$335,200</b>	<b>\$13,800</b>	<b>\$36,100</b>	<b>\$44,300</b>
Importance Code A	\$20,300		\$2,700	
Importance Code B	\$247,300	\$13,800	\$33,500	\$44,300
Importance Code C	\$67,600			
<b>Total</b>	<b>\$335,200</b>	<b>\$13,800</b>	<b>\$36,100</b>	<b>\$44,300</b>



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

**Asset # : 2312**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	5%			2050	**	10	\$9,100	
Masonry: Brick	20%	Now	\$159,300	LIFE	**	5	\$15,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North And East Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And East Facade</i>								
Masonry: Brick	25%			LIFE	**	5	\$38,800	
Masonry: Granite	50%	Now	\$530,600	LIFE	**	5	\$29,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Facade, East Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade, East Facade</i>								
Windows								
Wood	100%	Now	\$995,000	2055	**	5	\$116,600	
<i>Air Infiltration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Copper/Terne	5%			2050	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Section 8a</i>								
<i>Explanation : Parapet Located On 8a Only</i>								
Masonry: Brick	10%			LIFE	**	5-10	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Section 8a</i>								
<i>Explanation : Parapet Located On 8a Only</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	5%			2035	**	10	\$2,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Roof Of 8a</i>								
Slate	75%	Now	\$728,300	LIFE	**			1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Roof Over 100 Years Old - Long Past Material Rated Life Span.</i>								
Sloped Glazing	20%	Now	\$536,900	LIFE	**	5	\$107,800	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various</i>								
Soffits								
Metal Panel	100%			2050	**	5-10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Loading Dock</i>								
<i>Explanation : Loading Dock Canopy</i>								
Interior								
Floors								
Carpet	40%	Now	\$155,300	2026	\$776,700	3	\$80,400	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Margaret Mead Hall, Meteorite Exhibit Hall</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Margaret Mead Hall, Meteorite Exhibit Hall, Offices</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Margaret Mead Hall, Offices</i>								
Cast in Place Concrete	14%			LIFE	**	5	\$82,100	
Ceramic Tile	6%			2039	**	5	\$8,000	
Mosaic Tile	10%	0-2	\$68,300	2035	**	5	\$16,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : 6th Floor</i>								
Slate	5%			LIFE	**	5	\$14,200	
Terrazzo	15%			LIFE	**	5	\$31,400	
Vinyl Tile	10%			2030	\$129,400	3	\$6,700	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Offices</i>								

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

**Asset # : 2312**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>									
<b>Interior Walls</b>									
	Gypsum Board	50%	Now	\$14,500	LIFE		* *	5	\$37,000
		<i>Diagonal Cracks, Extent : Severe, Area Affected : 5%</i>							
		<i>Location : Sixth Floor Offices</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : Under Skylights</i>							
	Masonry: Brick	10%	Now	\$27,300	LIFE		* *		
		<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Basement Shops</i>							
		<i>Spalling, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Basement Shops</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Basement Shops</i>							
	Plaster	20%	Now	\$22,500	LIFE		* *	5	\$7,400
		<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>							
		<i>Location : Around Door To Roof</i>							
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>							
		<i>Location : Throughout Offices And Collection Storage Areas, At Roof Door And Skylights, Basement</i>							
		<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>							
		<i>Location : Throughout Offices And Collection Storage Areas, Especially Severe At Roof Door</i>							
	Under Construction	20%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
		<i>Location : 1st Floor And Basement</i>							
		<i>Explanation : Under Construction</i>							

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

**Asset # : 2312**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTile,Adhered	22%			2043	**	5	\$29,500	
AcousTileSusp.Lay-In	13%	Now	\$16,000	2043	**	5	\$8,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 4th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 4th Floor</i>								
Exposed Concrete	10%	Now	\$49,000	LIFE	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Attic</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Attic</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Attic</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Attic</i>								
Gypsum Board	15%			LIFE	**	5-10	\$69,100	
Plaster	40%	Now	\$79,900	LIFE	**	5	\$33,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Offices, Collection Storage Areas, Skylights And Roof Door, Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Offices, Collection Storage Areas, Skylights And Roof Door</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%	4+	\$3,400	2050	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Retaining Walls</b>								
Masonry: Brick	10%			2040	**			
Masonry: Fieldstone	90%			2050	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Pavers/Stone	100%			2033	**			
<b>On-Site Walkways</b>								
Pavers/Stone	100%			2033	**			
<b>Parking/Driveway</b>								
Cast in Place Concrete	10%			2043	**			
Pavers/Stone	90%			2033	**			

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

Under 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**  
**AMERICAN MUSEUM OF NATL HISTORY SECTION 8 AND 8A**

**Asset # : 2312**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	70%			2030	\$29,400	5	\$300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : This Section Is Supplied From The 77 Street Service Located In Section 3.</i>							
Molded Case Bkrs	30%			2030	\$12,600	5	\$700	
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2030	\$55,500	5	\$2,400	
<b>Raceway</b>								
Conduit	70%			2030	\$42,500	1		
Conduit	30%			2040	**	1		
<b>Panelboards</b>								
Molded Case Bkrs	60%			2038	**	5	\$1,400	
Molded Case Bkrs	40%			2029	\$17,000	5	\$900	
<b>Wiring</b>								
Braided Cloth	60%			2029	\$34,300	1		
Thermoplastic	40%			2040	**	1		
<b>Motor Controllers</b>								
Locally Mounted	70%			2028	\$145,600	5	\$400	
Locally Mounted	30%			2035	**	5	\$200	
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	70%			2030	\$230,300	10	\$57,500	
LED	15%			2038	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : LED Fixtures Were Installed In 2017.</i>							
No Component	15%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : First Floor, Basement</i>							
	<i>Explanation : Portion Of The Section Is Under Construction.</i>							
<b>Egress Lighting</b>								
Emergency, Battery	60%			2030	\$82,300	10	\$13,000	
Exit, LED	40%			2045	**	1		
<b>Alarm</b>								
<b>Security System</b>								
No Component	60%							
Generic	40%			2025	\$123,000	1	\$13,400	
<b>Fire/Smoke Detection</b>								
No Component	60%							
Generic, Analog	40%			2025	\$421,100	1-3	\$22,700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout Section</i>							
	<i>Explanation : The Main Fire Alarm Panel Is Located In Section 3 Basement.</i>							

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

Estimates are rounded to the nearest hundred dollars.

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

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

**Asset # : 2312**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2033	**	5	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, 2nd And 4th Floors</i>								
<i>Explanation : Two On 2nd Floor, Two On Basement, One On 4th Floor</i>								
<b>Distribution</b>								
Steam Piping/Pump	50%	0-2	\$210,500	2060	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Deteriorating Steam And Condensate Return Piping</i>								
Steam Piping/Pump	50%	4+	\$105,200	2040	**			
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Terminal Devices</b>								
Convactor/Radiator	30%	Now	\$7,600	2028	\$152,900	1	\$7,800	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Convactor/Radiator	10%	0-2	\$51,000	2050	**	1	\$2,600	
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout, Defective Steam Traps And Condensate Flash Tank</i>								
Not Accessible	60%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	30%			2046	**	1		
No Component	70%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Section 17</i>								
<i>Explanation : Chilled Water Plant</i>								
Conversion Equipment Int Pkg Unit - Heating/Cooling	5%			2028	\$101,200	2	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Basement</i>								
Split Unit	5%			2030	\$101,600			
Window/Wall Unit	30%	0-2	\$11,900	2023	\$59,500	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Offices, Multiple Mechanical And Electrical Defects</i>								
No Component	60%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Section 17</i>								
<i>Explanation : Chilled Water Is Supplied To This Building From The Central Chiller Plant In Section 17</i>								

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Air Conditioning	Distribution							
	CW & CHW Wtr Pipe/Pump	70%			2050	**	4	\$4,600
			<i>Other Observation, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Section 17</i>					
			<i>Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17</i>					
	No Component	30%						
Terminal Devices	Air Handler/Cool/Ht Not Accessible	70%			2030	\$299,000	1	\$38,800
		30%						
Dehumidifier	Generic	100%			2028	\$100		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Fan Rooms</i>					
			<i>Explanation : The Air Handling Units Have The Capability To Perform A Dehumidification Cycle</i>					
Ventilation	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$79,100
Exhaust Fans	Interior	100%			2025	\$338,700	2	\$2,700
Plumbing	H/C Water Piping							
	Galvanized Steel	100%	4+	\$208,900	2035	**	1	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$3,825,500	\$231,500
Interior Architecture	\$204,300	\$487,800
Electrical		\$429,600
Mechanical	\$1,353,000	\$348,700
<b>Total</b>	<b>\$5,382,800</b>	<b>\$1,497,500</b>
Importance Code A	\$3,825,500	\$287,600
Importance Code B	\$1,464,700	\$1,209,900
Importance Code C	\$92,600	
<b>Total</b>	<b>\$5,382,800</b>	<b>\$1,497,500</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$3,100	\$800	\$11,200	
Interior Architecture	\$149,700		\$16,400	\$4,500
Electrical	\$37,400	\$6,500	\$7,700	\$7,600
Mechanical	\$56,100	\$9,200	\$13,600	\$8,800
Elevators/Escalators	\$6,900	\$6,900	\$6,900	\$6,900
<b>Total</b>	<b>\$253,200</b>	<b>\$23,400</b>	<b>\$55,800</b>	<b>\$27,800</b>
Importance Code A	\$5,500	\$800	\$11,200	
Importance Code B	\$192,100	\$22,600	\$44,600	\$27,800
Importance Code C	\$55,600			
<b>Total</b>	<b>\$253,200</b>	<b>\$23,400</b>	<b>\$55,800</b>	<b>\$27,800</b>



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

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

**Asset # : 2313**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	2%			2050	**	10	\$5,200	
Masonry: Brick	40%	Now	\$76,500	LIFE	**	5	\$44,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Masonry: Granite	50%	Now	\$382,500	LIFE	**	5	\$41,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Facade, East Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
Stucco Cement	8%			2043	**	5	\$22,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : North Gable End Wall</i>								
Windows								
Aluminum	5%			2052	**	5	\$1,500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Dormers</i>								
Steel	75%	Now	\$1,566,700	2055	**	5	\$144,900	
<i>Condensation Present, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Long Past Rated Life</i>								
Wood	20%	Now	\$196,900	2055	**	5	\$30,900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Granite	50%			LIFE	**	5-10		
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.

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

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

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

**Asset # : 2313**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Copper/Terne	5%			2045	**	10	\$9,300	
		<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
Roll Roofing	5%			2031	**	5	\$6,200	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Dormer Roofs</i>						
Slate	90%	Now	\$1,602,900	LIFE	**			
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
		<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Throughout</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Roof Is 130 Years Old. Long Past Rated Life.</i>						
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$52,200	
Mosaic Tile	10%			2035	**	5	\$29,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Various</i>						
		<i>Explanation : Historic Minton Tile</i>						
Mosaic Tile	15%			2035	**	5	\$44,700	
Terrazzo	25%			LIFE	**	5	\$46,600	
Vinyl Tile	10%			2030		3	\$6,000	
Vinyl Tile 9" X 9"	20%			2025		3	\$11,900	
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 5th And 6th Floor</i>						
Wood	10%			2045	**	5	\$22,400	

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

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

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

**Asset # : 2313**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$55,600	LIFE	**			
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fan Room In Sub-basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sub-basement Fan Room Area</i>								
Concrete Masonry Unit	7%			LIFE	**	5	\$8,700	
Glass: Single Pane	3%			LIFE	**	5	\$7,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Hall Of Biodiversity</i>								
Gypsum Board	15%			LIFE	**	5-10	\$39,500	
Metal Panel	3%			LIFE	**	10	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Third Floor Exhibition Area</i>								
<i>Explanation : Sliding Panels Covering Windows</i>								
Plaster	49%	Now	\$34,600	LIFE	**	5	\$22,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 6th Floor Offices Under Dormers</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 6th Floor Offices Under Dormers</i>								
Plaster	5%	Now	\$2,400	LIFE	**	5	\$2,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exhibit Areas</i>								
<i>Explanation : Columns And Decorations</i>								
Plywood/Hardboard	10%			LIFE	**	10	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Third Floor Exhibition Area</i>								
<i>Explanation : Applied Aggregate Finish</i>								
Wood	3%			LIFE	**	5	\$37,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Second Floor Exhibit Area</i>								
<i>Explanation : Column Decorations And Paneling</i>								

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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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTile,Adhered	15%			2043	**	5	\$17,900	
AcousTileConcealSpLn	10%			2043	**	5	\$14,900	
AcousTileSusp.Lay-In	3%			2035	**	5	\$3,600	
Exposed Concrete	5%	Now	\$21,800	LIFE	**	5	\$900	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Sub-basement Air Handler Area</i>								
Gypsum Board	19%			LIFE	**	5-10	\$77,900	
Metal Panel	8%			LIFE	**	5	\$23,900	
Plaster	35%	Now	\$62,200	LIFE	**	5	\$26,100	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 6th Floor Offices At Dormers</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various 6th Floor Offices</i>								
Plaster	5%			LIFE	**	5-10	\$10,200	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%			2050	**			
<b>Retaining Walls</b>								
Cast in Place Concrete	100%			2050	**			
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	85%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Side</i>								
<i>Explanation : This Is Actually An Areaway Floor Slab</i>								
Metal	15%			2040	**	1-3		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Areaway On East Side</i>								
<i>Explanation : Metal Access Stair</i>								

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

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

**Asset # : 2313**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Molded Case Bkrs	100%			2029	\$42,400	5	\$2,100	
Wiring								
Braided Cloth	90%	4+	\$30,800	2055	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$500	
Lighting								
Interior Lighting								
Fluorescent	90%			2030	\$263,400	10	\$65,800	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
LED	10%			2035	**			
Egress Lighting								
Emergency, Service	50%			2030	\$22,200	1		
Exit, Service	50%			2030	\$12,200	1		
Exterior Lighting								
Fluorescent	20%			2030	\$58,000	10	\$1,500	
No Component	80%							
Alarm								
Security System								
Generic	100%			2035	**	1	\$29,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fed From Command Center In Building 12</i>								
Fire/Smoke Detection								
No Component	20%							
Generic, Digital	80%			2035	**	1-3	\$39,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fed From Fire Command Center In Building 12</i>								

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

Heating

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

**Asset # : 2313**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Main District Steam Supply Valve For Entire Museum</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2026	\$56,100	5	\$4,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : High Pressure Steam To Medium Pressure</i>								
Distribution								
Central Plant Steam Piping/Pmp	20%			2040	**	4	\$800	
Steam Piping/Pump	50%	4+	\$93,600	2040	**			
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Steam Piping/Pump	30%	0-2	\$112,300	2060	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Original To Building</i>								
Terminal Devices								
Convactor/Radiator	20%	0-2	\$90,700	2050	**	1	\$4,600	
<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout, Defective Steam Traps</i>								
Convactor/Radiator	5%	4+	\$11,300	2035	**	1	\$1,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout 5th And 6th Floor</i>								
No Component	75%							
Air Conditioning								
Energy Source								
Electricity	20%			2046	**	1		
No Component	80%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Section 17</i>								
<i>Explanation : Chilled Water Plant</i>								
Conversion Equipment								
Window/Wall Unit	20%			2023	\$35,300	1		
No Component	80%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Section 17</i>								
<i>Explanation : Chilled Water Is Supplied To This Building From The Central Chiller Plant In Section 17</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 9**

**Asset # : 2313**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Distribution								
	CW & CHW Wtr Pipe/Pump	80%			2040	**	4	\$3,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Section 17</i>								
<i>Explanation : Piping Only, Chilled Water Is Pumped From The Central Chiller Plant</i>								
	No Component	20%						
Terminal Devices								
	Air Handler/Cool/Ht	80%			2030	\$152,000	1	\$39,400
	No Component	20%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$70,300
Exhaust Fans								
	Roof	100%			2025	\$140,600	2	\$2,400
Plumbing								
H/C Water Piping								
	Galvanized Steel	30%	0-2	\$111,500	2050	**	1	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : At And Near Points Of Use, Heavy Internally Corroded Piping Reported. The Internal Corrosion Is Creating Water Flow Restriction Issues</i>								
	Galvanized Steel	70%	4+	\$156,100	2035	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Water Heater								
	Gas Fired	100%			2023	\$51,700	2	\$1,200
Sanitary Piping								
	Cast Iron	100%	4+	\$619,900	LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping								
	Cast Iron	40%	Now	\$70,600	LIFE	**	1	
<i>Corroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Sub-basement And Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour</i>								
	Cast Iron	60%			LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)								
	Non-Submersible	100%			2030	\$12,900	4	\$2,500
Backflow Preventer								
	Generic	100%	0-2	\$21,500	2040	**	1	\$4,400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lower Level</i>								
<i>Explanation : Leaky Unit</i>								

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

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

**Asset # : 2313**

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

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

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

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

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BRIC/ URBAN GLASS (STRAND)  
**Address** : 647 FULTON ST.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DCA0044.000 / 14803 **Yr Built/Renovated** : 1919 / 2013  
**Area Sq Ft** : 66,000 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 21-Jun-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2095 **Lot** : 1 **BIN** : 3058597

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$61,900	\$267,600
Interior Architecture		\$174,300
Electrical		\$51,500
<b>Total</b>	<b>\$61,900</b>	<b>\$493,300</b>
Importance Code A	\$61,900	\$267,600
Importance Code B		\$225,700
<b>Total</b>	<b>\$61,900</b>	<b>\$493,300</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture				\$4,300
Interior Architecture	\$16,900		\$15,300	\$300
Electrical	\$2,200	\$1,900	\$2,700	\$2,500
Mechanical	\$12,300	\$25,800	\$40,500	\$37,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$35,300</b>	<b>\$31,600</b>	<b>\$62,500</b>	<b>\$48,400</b>
Importance Code A	\$3,300	\$3,300	\$3,300	\$7,700
Importance Code B	\$32,100	\$28,400	\$59,200	\$40,700
Importance Code C				
<b>Total</b>	<b>\$35,300</b>	<b>\$31,600</b>	<b>\$62,500</b>	<b>\$48,400</b>



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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast Stone/Terra Cotta	25%			LIFE	**	5	\$150,300	
Masonry: Brick	72%			LIFE	**	5	\$55,400	
Window Wall	3%			2054	**	5	\$8,700	
<b>Windows</b>								
Aluminum	100%			2050	**	5	\$5,200	
<b>Parapets</b>								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$13,800	
Masonry: Brick	85%			LIFE	**	5	\$10,100	
<b>Roof</b>								
Spray-on Foam	100%			2033	**	5	\$123,800	
<b>Soffits</b>								
Cast in Place Concrete	80%			LIFE	**	5		
Cast Stone/Terra Cotta	20%			LIFE	**	5		
<b>Interior</b>								
<b>Floors</b>								
Carpet	25%			2029	\$296,800	3	\$33,500	
Cast in Place Concrete	55%			LIFE	**	5	\$107,400	
Ceramic Tile	2%			2041	**	5	\$1,800	
Sheet Vinyl/Rubber	10%			2036	**	5	\$13,400	
Vinyl Tile	3%			2036	**	3	\$1,300	
Wood	5%			2063	**	5	\$8,400	
<b>Interior Walls</b>								
Concrete Masonry Unit	25%			LIFE	**	5	\$200	
Glass: Single Pane	5%			LIFE	**	5	\$100	
Gypsum Board	55%			LIFE	**	5	\$500	
Masonry: Brick	15%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	25%			2045	**	5	\$22,300	
Exposed Concrete	15%	4+	\$9,000	LIFE	**	5	\$2,100	
<i>Exposed Reinforcement, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basement</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
Gypsum Board	60%			LIFE	**	5	\$66,900	
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2041	**			

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

Under 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**  
**BRIC/ URBAN GLASS (STRAND)**  
**Asset # : 14803**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2054	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amperes For Cellar, One 2,000 Amperes For 1st. Floor, Two 1,600 Amperes For 2nd Floor, One 1,000 Amperes For 3rd Floor</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2054	**	5	\$300	
<b>Raceway</b>								
Conduit	100%			2054	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2050	**	5	\$100	
Molded Case Bkrs	95%			2053	**	5	\$1,700	
<b>Wiring</b>								
Thermoplastic	100%			2054	**	1		
<b>Motor Controllers</b>								
Locally Mounted	10%			2045	**	5		
Variable Frequency Drive	90%			2045	**			
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$1,000	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	45%			2036	**	10	\$27,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	40%			2036	**	10	\$24,200	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	10%			2036	**	2	\$100	
LED	5%			2036	**			
<b>Egress Lighting</b>								
Emergency, Battery	60%			2036	**	10	\$9,600	
Exit, LED	25%			2063	**	1		
Exit, Service	15%			2036	**	1		
<b>Exterior Lighting</b>								
HID	100%			2036	**	10	\$200	
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2036	**	1	\$7,400	
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2036	**	1-3	\$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**  
**BRIC/ URBAN GLASS (STRAND)**  
**Asset # : 14803**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2048	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2045	**	1	\$32,600	
Distribution								
Hot Wtr Piping/Pump	100%			2044	**	4	\$3,300	
Terminal Devices								
Air Handler	100%			2036	**	1	\$40,800	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2050	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling Split Unit	80%			2036	**	2	\$3,200	
	20%			2036	**			
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$85,900	
Heat Rejection								
Air Cooled Condenser Unit	20%			2036	**	2	\$9,200	
Water Cooling Tower	80%			2032	**	2	\$53,100	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$36,800	
Exhaust Fans								
Interior	30%			2036	**	2	\$600	
Roof	70%			2036	**	2	\$1,400	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2054	**	1		
HW Heat Exchanger								
HTHW/HW	100%			2054	**			
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2023	\$2,200	4	\$1,400	
Sewage Ejector(s)								
Not Accessible	100%							
Backflow Preventer								
Not Accessible	100%							
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Vertical Transport	Elevators							
	Geared Traction	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1-3</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression	Standpipe							
	Generic	100%			2054		**	1-5 \$34,500
	Sprinkler							
	Generic	100%			2054		**	1-2 \$18,500
	Fire Pump							
	Generic	100%			2041		**	1 \$12,300

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BRONX COUNTY HISTORICAL SOCIETY ADMINISTRATION AND LIBRARY BLDG.  
**Address** : 3309 BAINBRIDGE AVENUE @ E. 208 ST.  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DCA0031.000 / 3003 **Yr Built/Renovated** : 1923 / 1998  
**Area Sq Ft** : 5,702 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 11-Jun-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2  
**Block** : 3338 **Lot** : 54 **BIN** : 2018096

**CAPITAL**

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$24,500	\$1,100		
Interior Architecture	\$25,300	\$2,800	\$200	\$100
Electrical	\$200	\$300	\$200	\$900
Mechanical	\$700	\$800	\$700	\$12,900
Site Pavements	\$5,000			
<b>Total</b>	<b>\$55,700</b>	<b>\$4,900</b>	<b>\$1,100</b>	<b>\$13,900</b>
Importance Code A	\$25,100	\$1,700	\$600	\$600
Importance Code B	\$23,800	\$3,000	\$600	\$13,300
Importance Code C	\$6,800	\$200		
<b>Total</b>	<b>\$55,700</b>	<b>\$4,900</b>	<b>\$1,100</b>	<b>\$13,900</b>



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

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

**Asset # : 3003**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%	4+	\$5,200	LIFE	**	5	\$2,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Window Sill East Elevation</i>								
Cement-Fiber Panel	5%	4+	\$1,300	2029	\$6,600			
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
Masonry: Brick	78%	4+	\$8,700	LIFE	**	5	\$13,900	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : North Facade By Entry Stair</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : North, South &amp; West Facades</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : North Facade By Entry Stair</i>								
Masonry: Fieldstone	10%			LIFE	**	5	\$1,300	
Stucco Cement	5%			2042	**	5	\$2,200	
Windows								
Aluminum	95%	Now	\$9,300	2045	**	5	\$1,100	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Glass Block	5%			LIFE	**	5	\$100	
Parapets								
Not Accessible	100%							
Roof								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Access Door Inoperable</i>								
Interior								
Floors								
Carpet	40%			2025	\$45,400	3	\$5,100	
Cast in Place Concrete	10%			LIFE	**	5	\$1,900	
Ceramic Tile	5%			2038	**	5	\$400	
Vinyl Tile	10%	Now	\$800	2029	\$7,600	3	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor File Room</i>								
Wood	35%	4+	\$10,300	2044	**	5	\$2,800	
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$400	
Masonry: Fieldstone	10%			LIFE	**			
Plaster	85%	Now	\$6,100	LIFE	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

**Asset # : 3003**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	20%			2042	**	5	\$1,700	
Gypsum Board	10%			LIFE	**	5	\$1,100	
Plaster	70%	Now	\$8,200	LIFE	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	100%			2039	**			
<b>Retaining Walls</b>								
Cast in Place Concrete	100%			2049	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%	Now	\$200	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Parking/Driveway</b>								
Asphalt	100%	Now	\$700	2032	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Vegetation Growth</i>								
<b>Activity Yard</b>								
Asphalt	100%	Now	\$4,100	2032	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rear Yard</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : Vegetation Growth</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2039	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1 Electrical Service Rated At 1500 Amperes</i>								
<b>Raceway</b>								
Conduit	50%			2039	**	1		
Conduit	50%			2029	\$16,300	1		
<b>Panelboards</b>								
Molded Case Bkrs	100%			2037	**	5	\$200	

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

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

**Asset # : 3003**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Under 600 Volts								
Wiring								
Thermoplastic	100%			2039	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	48%			2029	\$28,600	10	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
HID	2%			2029	\$800	10		
Incandescent	50%			2029	\$29,800	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$700	
Exit, Service	50%			2029	\$400	1		
Exterior Lighting								
HID	50%			2029	\$11,200	10		
No Component	50%							
Alarm								
Security System								
No Component	75%							
Generic	25%			2034	**	1	\$500	
Fire/Smoke Detection								
No Component	65%							
Generic, Analog	35%			2034	**	1-3	\$1,200	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Heating								
Energy Source								
Natural Gas	100%			2039	**	1		
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$5,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Steam Piping/Pump	100%			2039	**			
Terminal Devices								
Convactor/Radiator	100%			2027	\$29,800	1	\$1,800	

**Air Conditioning**

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

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

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

**Asset # : 3003**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Energy Source</b>								
	Electricity	100%		2037	**	1		
<b>Conversion Equipment</b>								
	Window/Wall Unit	75%		2024	\$8,700	1		
	No Component	25%						
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	25%		2049	**	1		
	Galvanized Steel	75%		2027	\$18,300	1		
<b>Water Heater</b>								
	Gas Fired	100%		2024	\$3,400	2	\$100	
<b>Sanitary Piping</b>								
	Cast Iron	100%		LIFE	**	1		
<b>Fixtures</b>								
	Generic	100%						

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

*Estimates are rounded to the nearest hundred dollars.*

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

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BRONX COUNTY HISTORICAL SOCIETY ARCHIVE BUILDING  
**Address** : 3313 BAINBRIDGE AVENUE @ E. 208 ST.  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DCA0031.010 / 4526 **Yr Built/Renovated** : 1923 / 2006  
**Area Sq Ft** : 5,702 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 11-Jun-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2  
**Block** : 3338 **Lot** : 52 **BIN** : 2018094

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$38,000	
<b>Total</b>	<b>\$38,000</b>	
Importance Code A	\$38,000	
<b>Total</b>	<b>\$38,000</b>	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$19,600		\$1,100	
Interior Architecture	\$18,800	\$300	\$200	
Electrical	\$8,600	\$200	\$200	\$6,100
Mechanical	\$600	\$500	\$500	\$8,600
<b>Total</b>	<b>\$47,600</b>	<b>\$1,000</b>	<b>\$1,900</b>	<b>\$14,700</b>
Importance Code A	\$19,900	\$300	\$1,400	\$300
Importance Code B	\$23,200	\$500	\$600	\$14,400
Importance Code C	\$4,500	\$200		
<b>Total</b>	<b>\$47,600</b>	<b>\$1,000</b>	<b>\$1,900</b>	<b>\$14,700</b>



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

**Asset # : 4526**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$2,800	
Cement-Fiber Panel	5%	Now	\$3,300	2034	**			
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
<i>Explanation : These Are Actually Asphalt Shingles</i>								
Concrete Masonry Unit	15%	Now	\$11,400	LIFE	**	5	\$1,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Elevation</i>								
Masonry: Brick	68%	Now	\$38,000	LIFE	**	5	\$12,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Areas</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West, North Facades</i>								
Masonry: Fieldstone	10%			LIFE	**	5	\$1,300	
Windows								
Aluminum	100%	Now	\$4,900	2045	**	5	\$1,100	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	3%			LIFE	**	5	\$400	
Concrete Masonry Unit	15%			LIFE	**	5	\$300	
Masonry: Brick	80%			LIFE	**	5	\$1,400	
Masonry: Limestone	2%			LIFE	**	5		
Roof								
Roll Roofing	30%			2028	\$5,600	5	\$2,200	
Not Accessible	70%							

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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

**Asset # : 4526**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$1,900	
Ceramic Tile	5%			2038	**	5	\$400	
Steel Grating	10%			2049	**	1		
Vinyl Tile	5%			2034	**	3	\$200	
Wood	70%	Now	\$10,300	2044	**	5	\$5,600	
<i>Split/Cracked, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
<i>Uneven Surface, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Floors Are Sloping</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2032	**	5	\$400	
Concrete Masonry Unit	10%			LIFE	**	5	\$300	
Gypsum Board	65%			LIFE	**	5	\$3,300	
Masonry: Fieldstone	15%	Now	\$4,500	LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Storage Rooms - Basement</i>								
<i>Explanation : Horizontal Cracks, Water Penetration</i>								
Plaster	5%			LIFE	**	5	\$100	
<b>Ceilings</b>								
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	90%	Now	\$4,000	LIFE	**	5	\$9,600	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement File Room</i>								
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2034	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2034	**			
<b>Parking/Driveway</b>								
Cast in Place Concrete	100%			2034	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2049	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Electrical Service Rated At 100 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2049	**	5	\$200	

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

**Asset # : 4526**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Raceway								
Conduit	80%			2049	**	1		
Conduit	20%			2029	\$800	1		
Panelboards								
Molded Case Bkrs	100%			2045	**	5	\$200	
Wiring								
Braided Cloth	99%	2-4	\$8,400	2054	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Thermoplastic	1%			2049	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Covered With Paint</i>						
Lighting								
Interior Lighting								
Fluorescent	98%			2034	**	10	\$5,100	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
HID	2%			2034	**	10		
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$700	
Exit, Service	50%			2034	**	1		
Alarm								
Security System								
No Component	75%							
Generic	25%			2034	**	1	\$500	
Fire/Smoke Detection								
No Component	65%							
Generic, Analog	35%			2034	**	1-3	\$1,200	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2039	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2034	**	1	\$2,800	
		<i>Other Observation, Extent : Light, Area Affected : 70%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2037	**	4	\$400	

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

**Asset # : 4526**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Terminal Devices								
Convactor/Radiator	100%			2027	\$29,800	1	\$1,800	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2037	**	1		
<b>Conversion Equipment</b>								
Window/Wall Unit	30%			2027	\$3,500	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Addition</i>						
		<i>Explanation : 2 Ton Wall Unit</i>						
Window/Wall Unit	70%			2024	\$8,100	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Window Units In Offices</i>						
		<i>Explanation : Residential Type</i>						
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	20%			2055	**	1		
Galvanized Steel	80%			2027	\$19,500	1		
<b>Water Heater</b>								
Gas Fired	100%			2028	\$3,400	2	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 78 Gallons</i>						
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Fixtures</b>								
Generic	100%							

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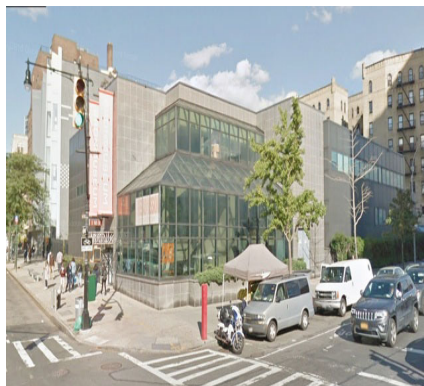
Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** : 18-Jun-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2462 **Lot** : 1 **BIN** : 2002826

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$340,600	\$148,400
Electrical		\$220,500
Mechanical	\$205,800	\$465,500
<b>Total</b>	<b>\$546,400</b>	<b>\$834,400</b>
Importance Code A	\$358,300	\$166,100
Importance Code B	\$188,100	\$668,300
<b>Total</b>	<b>\$546,400</b>	<b>\$834,400</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$35,800	\$4,000		\$86,200
Interior Architecture	\$34,300	\$14,300	\$1,600	\$10,300
Electrical	\$2,400	\$3,400	\$2,400	\$14,600
Mechanical	\$9,500	\$8,300	\$11,800	\$6,700
Site Enclosure	\$100			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$90,000</b>	<b>\$37,800</b>	<b>\$23,700</b>	<b>\$125,700</b>
Importance Code A	\$38,400	\$6,700	\$2,700	\$88,900
Importance Code B	\$51,500	\$31,200	\$20,700	\$36,800
Importance Code C			\$400	
<b>Total</b>	<b>\$90,000</b>	<b>\$37,800</b>	<b>\$23,700</b>	<b>\$125,700</b>



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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 MUSEUM OF THE ARTS**  
**Asset # : 2368**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$4,000	
Masonry: Brick	25%			LIFE	**	5	\$10,700	
Metal Panel	30%			2049	**	5-10	\$88,500	
Metal Panel	12%			2049	**	5-10	\$35,400	
Granite Panels	5%			LIFE	**	5	\$1,600	
Window Wall	13%			2049	**	5	\$20,900	
Windows								
Aluminum	100%	Now	\$3,900	2045	**	5	\$2,200	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Window At West Facade Of 2005 Wing</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade Windows Of 2005 Wing</i>								
Parapets								
Concrete Masonry Unit	10%			LIFE	**	5	\$800	
Masonry: Brick	33%			LIFE	**	5	\$2,300	
Masonry: Limestone	2%			LIFE	**	5	\$200	
Metal Panel	25%			2049	**	5	\$6,800	
Metal Panel	20%			2049	**	5	\$5,400	
Metal: Cage/Fence	5%			2042	**	5-10	\$2,700	
Granite Panels	5%			LIFE	**	5	\$400	
Roof								
Built-Up (BUR)	55%			2024			\$340,600	10
Metal Panel	5%	Now	\$5,100	2034	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bulkhead At East Side</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Stair At East Side</i>								
Metal Panel	3%			2042	**	10	\$2,400	
Single Ply Membrane	27%			2034	**	10	\$11,800	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2005 Wing</i>								
<i>Explanation : Concrete Pavers Over Membrane</i>								
Sloped Glazing	10%	Now	\$26,700	LIFE	**	5	\$58,400	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lobby</i>								
Soffits								
Metal Panel	100%			2049	**	5-10		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**BRONX MUSEUM OF THE ARTS**  
**Asset # : 2368**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	8%			2025	\$55,500	3	\$6,300	
Cast in Place Concrete	18%	2-4	\$5,100	LIFE	**	5	\$20,500	
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : First Floor Of 2005 Wing</i>								
Ceramic Tile	4%			2038	**	5	\$2,100	
Terrazzo	5%	Now	\$6,300	LIFE	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Steps In Basement</i>								
Vinyl Tile	37%	Now	\$8,500	2034	**	3	\$7,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : First Floor Near Boiler Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	3%			2029	\$18,000	3	\$600	
Wood	25%			2057	**	5	\$24,400	
Interior Walls								
Ceramic Tile	2%			2038	**	5	\$800	
Concrete Masonry Unit	5%			LIFE	**	5	\$800	
Gypsum Board	68%			LIFE	**	5	\$15,800	
Masonry: Brick	5%			LIFE	**			
Plaster	15%			LIFE	**	5	\$1,700	
SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	25%			2034	**	5	\$15,800	
AcousTileSusp.Lay-In	20%	Now	\$4,300	2042	**	5	\$5,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	5%			LIFE	**	5	\$400	
Gypsum Board	30%	Now	\$3,200	LIFE	**	5	\$19,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : East Windows Of Education Room, 2005 Wing</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : East Windows Of Education Room, 2005 Wing</i>								
Plaster	20%	Now	\$6,900	LIFE	**	5	\$6,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : East Stair</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Stair</i>								
Site Enclosure								

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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Cast in Place Concrete	10%	2-4		2049	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Yard</i>								
Chain Link	60%			2039	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Yard</i>								
Iron Picket	30%			2049	**			
<b>Retaining Walls</b>								
Cast in Place Concrete	30%	Now		2049	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear Yard</i>								
Masonry: Fieldstone	70%			2039	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2034	**			
<b>On-Site Walkways</b>								
Asphalt	45%			2032	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Yard</i>								
Cast in Place Concrete	30%			2034	**			
Pavers/Stone	25%			2032	**			
<b>Parking/Driveway</b>								
Asphalt	100%			2032	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2055	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room - New Wing</i>								
<i>Explanation : One 2000 Ampere Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	50%			2039	**	5	\$100	
Fused Disc Sw	40%			2049	**	5	\$100	
Molded Case Bkrs	10%			2039	**	5	\$100	
<b>Raceway</b>								
Conduit	60%			2039	**	1		
Conduit	40%			2049	**	1		
<b>Panelboards</b>								
Molded Case Bkrs	60%			2037	**	5	\$800	
Molded Case Bkrs	40%			2045	**	5	\$500	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Under 600 Volts								
Wiring								
	Thermoplastic	60%			2039	**	1	
	Thermoplastic	40%			2049	**	1	
Motor Controllers								
	Locally Mounted	60%			2034	**	5	\$200
	Locally Mounted	40%			2042	**	5	\$100
Ground								
Grounding Devices								
	Generic	50%			LIFE	**	5	\$400
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Metal Water Pipe</i>					
	Generic	50%			LIFE	**	5	\$400
Lighting								
Interior Lighting								
	Fluorescent	40%			2029	\$69,200	10	\$18,800
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Old Building</i>					
			<i>Explanation : T-12 Lamps</i>					
	Fluorescent	20%			2034	**	10	\$9,400
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : New Building</i>					
			<i>Explanation : T-8 Lamps</i>					
	Incandescent	20%			2029	\$129,600	2	\$200
	Incandescent	10%			2034	**	2	\$100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Galleries</i>					
			<i>Explanation : Track Lights</i>					
	LED	10%			2034	**		
Egress Lighting								
	Emergency, Battery	30%			2029	\$21,600	10	\$3,700
	Emergency, Battery	20%			2034	**	10	\$2,500
	Exit, LED	5%			2057	**	1	
	Exit, Service	30%			2029	\$4,300	1	
	Exit, Service	15%			2034	**	1	
Exterior Lighting								
	HID	20%			2034	**	10	
	No Component	80%						
Alarm								
Security System								
	No Component	50%						
	Generic	50%			2034	**	1	\$9,600
Fire/Smoke Detection								
	No Component	50%						
	Generic, Digital	50%			2034	**	1-3	\$15,800

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Furnace	15%			2029	\$17,700	1	\$3,800	
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Roof Of South Wing</i>								
<i>Explanation : 4 Gas Fired Packaged Rooftop Air Conditioning Units. Units Serve The Entire South Wing Of The Building.</i>								
Furnace	15%			2024	\$17,700	1	\$3,800	
Hot Water Boiler	40%			2042	**	1	\$10,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Of North Wing</i>								
<i>Explanation : 6 Gas Fired Modular Hot Water Boilers</i>								
Hot Water Boiler	25%			2042	**	1	\$6,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Of South Wing</i>								
<i>Explanation : 1 Gas Fired Hot Water Boiler serving Terminal Equipment On The South Wing Of The Building</i>								
Steam Boiler	5%			2042	**	1	\$2,500	
<i>Abandoned in Place, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Of North Wing</i>								
<i>Explanation : 2 Gas Fired Modular Steam Boilers steam Produced By These Boilers Is Used To Humidify The North Wing Of The Building.</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	60%			2045	**	4	\$2,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Of South Wing</i>								
<i>Explanation : Serves Basement Air Handlers, Fin Tube Radiators And Fan Coil Units</i>								
Hot Wtr Piping/Pump	40%			2045	**	4	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Of North Wing</i>								
<i>Explanation : Serves Packaged Rooftop Air Conditioning Equipment</i>								
<b>Terminal Devices</b>								
Air Handler	35%			2029	\$246,500	1	\$11,100	
Convactor/Radiator	30%			2042	**	1	\$5,000	
Fan Coil Unit/Heat	5%			2034	**	1	\$800	
No Component	30%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2045	**	1		

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
	Reciprocating Compr/Chiller	25%			2029	\$106,300	1	\$6,000
	Ext Pkg Unit - Heating/Cooling	40%			2034	* *	2	\$1,300
	Ext Pkg Unit - Heating/Cooling	30%			2024	\$188,100	2	\$900
	Split Unit	5%			2029	\$53,500		
<b>Distribution</b>								
	CW & CHW Wtr Pipe/Pump	30%			2049	* *	4	\$1,100
	No Component	70%						
<b>Terminal Devices</b>								
	Air Handler/Cool/Ht	5%			2034	* *	1	\$1,600
	Fan Coil - 4 Pipe	25%			2034	* *	1	\$4,100
	No Component	70%						
<b>Heat Rejection</b>								
	Water Cooling Tower	10%			2027	\$19,000	2	\$5,200
	No Component	90%						
<b>Dehumidifier</b>								
	No Component	70%						
	Generic	30%			2027	\$100		
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$28,600
<b>Exhaust Fans</b>								
	Roof	50%			2034	* *	2	\$800
	Roof	50%			2029	\$41,600	2	\$800
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	40%			2049	* *	1	
	Galvanized Steel	60%			2034	* *	1	
<b>Water Heater</b>								
	Gas Fired	100%			2027	\$30,500	2	\$700
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : South And North Wing Basements</i>							
	<i>Explanation : 2 Units Observed</i>							
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	* *	1	
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	* *	1	
<b>Sump Pump(s)</b>								
	Non-Submersible	100%			2034	* *	4	\$1,600
<b>Sewage Ejector(s)</b>								
	Electric	100%			2034	* *	4	\$3,100

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
	Backflow Preventer							
	No Component	40%						
	Generic	60%			2037	* *	1	\$1,900
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								
	Elevators							
	Hydraulic	100%			LIFE	* *		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement, 1st And 2nd Floor - One Unit In Each Wing Of The Building</i>				
				<i>Explanation : Two Units</i>				
<b>Fire Suppression</b>								
	Sprinkler							
	No Component	60%						
	Generic	40%			2049	* *	1-2	\$5,700

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BRONX ZOO ANIMAL COMMISSARY BARN  
**Address** : BRONX RIVER PKWY AND FORDHAM RD  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DCA0005.500 / 2188 **Yr Built/Renovated** : 1935 /  
**Area Sq Ft** : 6,375 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 16-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 3120 **Lot** : 20 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Electrical		\$39,300
<b>Total</b>		<b>\$39,300</b>
Importance Code B		\$39,300
<b>Total</b>		<b>\$39,300</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$27,200	\$3,300		
Interior Architecture		\$4,600		
Electrical	\$100			
Mechanical				
<b>Total</b>	<b>\$27,300</b>	<b>\$8,000</b>		
Importance Code A	\$27,200	\$3,300		
Importance Code B	\$100	\$4,600		
<b>Total</b>	<b>\$27,300</b>	<b>\$8,000</b>		



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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	70%			LIFE	**	5	\$14,900	
Metal Sect. OHD	10%			2032	**	5	\$6,700	
Pre-Cast Concrete	10%			LIFE	**	5	\$6,900	
Stucco Cement	5%	2-4	\$6,400	2032	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
Wood	5%	2-4	\$11,700	2032	**	5	\$2,700	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Decorative Trim - Various Locations</i>								
<b>Windows</b>								
Wood	100%	Now	\$9,100	2052	**	5	\$1,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Asphalt Shingle	100%			2036	**	10	\$1,500	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	50%			LIFE	**	5	\$10,800	
Wood	50%			2042	**	5	\$9,300	
<b>Interior Walls</b>								
Masonry: Brick	100%			LIFE	**			
<b>Ceilings</b>								
Exposed Struc: Wood	100%			LIFE	**			
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2027	\$2,600	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Service Disconnect Switch Is Rated At 200 Amperes. Enclosure Is Corroded</i>								
<b>Raceway</b>								
Conduit	50%			2027	\$7,200	1		
Conduit	50%			2037	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2026	\$800	5		
Molded Case Bkrs	65%			2026	\$10,100	5	\$100	
Molded Case Bkrs	30%			2035	**	5	\$100	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Wiring								
Thermoplastic	70%			2027	\$13,300	1		
Thermoplastic	30%			2037	**	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2027	\$39,300	10	\$6,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Exterior Lighting								
HID	20%			2027	\$5,000	10		
No Component	80%							

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Ventilation								
Exhaust Fans								
Wall Unit	100%			2027	\$2,300	2	\$200	

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BRONX ZOO ANIMAL HOLDING - SHELTER BLDG.  
**Address** : BRONX RIVER PKWY AND FORDHAM RD  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DCA0005.980 / 2809 **Yr Built/Renovated** : 1977 / 2011  
**Area Sq Ft** : 18,100 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 16-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 3120 **Lot** : 20 **BIN** : 2116670

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$82,200	\$37,600
Interior Architecture		\$54,800
Electrical		\$166,200
Mechanical	\$52,900	\$173,100
<b>Total</b>	<b>\$135,100</b>	<b>\$431,600</b>
Importance Code A	\$82,200	\$37,600
Importance Code B	\$52,900	\$394,000
<b>Total</b>	<b>\$135,100</b>	<b>\$431,600</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$12,500	\$16,900		
Interior Architecture	\$47,900	\$1,500		
Electrical	\$14,500	\$38,900	\$2,800	\$2,500
Mechanical	\$9,400	\$5,800	\$4,900	\$2,300
<b>Total</b>	<b>\$84,400</b>	<b>\$63,000</b>	<b>\$7,700</b>	<b>\$4,800</b>
Importance Code A	\$13,400	\$17,800	\$900	\$900
Importance Code B	\$54,000	\$45,200	\$6,800	\$3,900
Importance Code C	\$17,000			
<b>Total</b>	<b>\$84,400</b>	<b>\$63,000</b>	<b>\$7,700</b>	<b>\$4,800</b>



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



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

**Asset # : 2809**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	15%			LIFE	**	5	\$16,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
Concrete Masonry Unit	3%	Now	\$5,500	LIFE	**	5	\$400	
<i>Vertical Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Chimney</i>								
Metal Coiling Doors	12%			2032	**	5	\$8,000	
Wood	70%	0-2	\$82,200	2040	**	5	\$37,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : All Facades</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Windows								
Metal Louvers	10%			2030		10	\$3,000	
No Component	90%							
Roof								
Single Ply Membrane	85%			2032	**	10	\$12,900	
Skylight, Metal/Glass	15%	4+	\$7,000	2037	**			
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Curb Of Skylights</i>								
Interior								
Floors								
Cast in Place Concrete	90%			LIFE	**	5	\$54,800	
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout Corridors</i>								
<i>Explanation : Inter-locking Rubber Matting Atop Concrete</i>								
Ceramic Tile	3%			2030		5	\$800	
Quarry Tile	7%			2032	**	5	\$2,900	
Interior Walls								
Concrete Masonry Unit	60%	4+	\$15,200	LIFE	**	5	\$5,200	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	5%			LIFE	**	5	\$800	
Metal Security Bars	15%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Animal Holding Cells</i>								
<i>Explanation : Custom Security Bars</i>								
Plaster	20%	0-2	\$1,800	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Workshops</i>								

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

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

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

**Asset # : 2809**

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

## Interior

## Ceilings

Exposed Struc: Wood

85% Now \$30,900 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

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100% 2037 \*\* 5 \$100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated At 800 Amperes*

## Transformers

Dry Type

100% 2025 \$16,500 5 \$100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 112.5 Kilovolt-ampere, 480hv-208/120lv*

## Switchgear / Switchboard

Fused Disc Sw

50% 2027 \$50,900 5

Fused Disc Sw

50% 2037 \*\* 5

## Raceway

Conduit

80% 2027 \$23,200 1

Conduit

20% 2037 \*\* 1

## Panelboards

Fused Disc Sw

15% 2026 \$4,700 5 \$100

Molded Case Bkrs

85% 2026 \$26,500 5 \$400

## Wiring

Thermoplastic

20% 2037 \*\* 1

Thermoplastic

80% 2027 \$39,000 1

## Motor Controllers

Locally Mounted

50% 2025 \$15,400 5 \$100

Motor Control Center

50% 2025 \$15,400 5 \$200

## Ground

## Grounding Devices

Generic

100% 0-2 \$9,900 LIFE \*\* 5 \$300

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

## Stand-by Power

## Transfer Switches

Automatic

100% 2032 \*\* 1 \$5,600

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

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

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

**Asset # : 2809**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Stand-by Power								
Generators								
Diesel	100%			2030	\$76,300	1	\$7,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : Emergency Generator Rated At 125 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$700	
Fuel Storage								
Main Tank	100%			2042	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2035	**	10	\$15,800	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	5%			2022	\$11,900	2		
Egress Lighting								
Emergency, Service	40%			2022	\$3,700	1		
Emergency, Battery	10%			2022	\$2,500	10	\$400	
Exit, Service	50%			2022	\$3,100	1		
Exterior Lighting								
HID	20%			2022	\$14,300	10		
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2027	\$17,100	1	\$2,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$11,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells And Horns</i>								

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

Heating

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

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

**Asset # : 2809**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Fuel Oil No 2	100%			2037	**	5	\$5,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Yard</i>								
<i>Explanation : (1) 10,000 Gallon Tank</i>								
Conversion Equipment								
Hot Water Boiler	100%			2032	**	1	\$9,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : (2) #2 Oil Burning Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2035	**	4	\$900	
Terminal Devices								
Air Handler	80%			2032	**	1	\$9,000	
Fan Coil Unit/Heat	20%			2022	\$52,900	1	\$1,200	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	2%			2022	\$700	1		
No Component	98%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,100	
Exhaust Fans								
Interior	50%			2027	\$31,400	2	\$300	
Roof	30%			2032	**	2	\$200	
Roof	20%	0-2	\$5,900	2037	**	2	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	80%			2037	**	1		
Galvanized Steel	20%			2032	**	1		
HW Heat Exchanger								
Steam Fired	100%			2037	**	4	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Domestic Hot Water Tanks With Hot Water Coil</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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

**Asset # : 2809**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Plumbing	Sewage Ejector(s) Electric	100%			2027	\$5,100	4	\$700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Yard</i>								
<i>Explanation : 1 Unit</i>								
	Fixtures	100%						
	Generic	100%						
Fire Suppression	Sprinkler							
	Generic	100%			2027	\$173,100	1-2	\$5,100

*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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BRONX ZOO ANIMAL HOSPITAL-#12  
**Address** : BRONX RIVER PKWY AND FORDHAM RD  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DCA0005.120 / 2348 **Yr Built/Renovated** : 1985 / 2008  
**Area Sq Ft** : 25,946 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 02-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 3120 **Lot** : 20 **BIN** : 2116671

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Interior Architecture	\$65,800	
Electrical		\$38,100
Mechanical	\$487,200	\$94,500
<b>Total</b>	<b>\$553,100</b>	<b>\$132,600</b>
Importance Code B	\$553,100	\$132,600
<b>Total</b>	<b>\$553,100</b>	<b>\$132,600</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$42,200	\$7,700		
Interior Architecture	\$15,400		\$107,100	
Electrical	\$5,500	\$4,200	\$4,000	\$3,500
Mechanical	\$54,600	\$5,800	\$12,700	\$6,300
<b>Total</b>	<b>\$117,700</b>	<b>\$17,700</b>	<b>\$123,800</b>	<b>\$9,700</b>
Importance Code A	\$49,300	\$9,100	\$1,300	\$1,300
Importance Code B	\$54,000	\$8,600	\$122,600	\$8,400
Importance Code C	\$14,400			
<b>Total</b>	<b>\$117,700</b>	<b>\$17,700</b>	<b>\$123,800</b>	<b>\$9,700</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick Cavity	88%			LIFE	**	5	\$33,000		
Metal Coiling Doors	2%			2032	**	5	\$2,300		
Metal: Cage/Fence	8%			2032	**	5	\$13,100		
Window Wall	2%	Now	\$3,800	2047	**	5	\$1,400		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Over Entrance At East Facade</i>									
Windows									
Aluminum	90%			2035	**	5	\$4,400		
Metal Louvers	10%			2030		10	\$3,000		
Parapets									
Masonry: Brick	90%			LIFE	**	5	\$3,600		
Pre-Cast Concrete	10%			LIFE	**	5	\$2,500		
Roof									
IRMA/Protected Membrane	20%	Now	\$9,600	2027			\$32,100		
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Scuppers Misplaced, Unable To Shed Water From Roof</i>									
Metal Panel	60%	Now	\$27,200	2032	**				
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout Sloped Roof And At Pathology Suite</i>									
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Ice Damming</i>									
Modified Bitumen	5%			2027			\$13,600	10	\$1,000
Single Ply Membrane	10%	Now	\$1,600	2032	**				
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : West Roof</i>									
Skylight, Metal/Glass	5%			2037	**	10			\$3,200
Interior									
Floors									
Carpet	20%			2023			\$103,200	3	\$11,600
Cast in Place Concrete	40%			LIFE	**	5			\$33,900
Quarry Tile	5%			2040	**	5			\$2,900
Terrazzo	35%	0-2	\$65,800	LIFE	**	5			\$10,600
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Along The Corridor Edges, 2nd Floor Corridor</i>									
Interior Walls									
Concrete Masonry Unit	70%	Now	\$14,400	LIFE	**	5			\$12,400
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>									
<i>Location : At Pathology Suite</i>									
Glass: Single Pane	5%			LIFE	**	5			\$1,700
Gypsum Board	20%			LIFE	**	5			\$5,300
Plywood/Hardboard	5%			LIFE	**				

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

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

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

## Interior

## Ceilings

AcousTileSusp.Lay-In	65%			2040	**	5	\$25,200	
Exposed Concrete	10%			LIFE	**	5	\$600	
Gypsum Board	20%			LIFE	**	5	\$9,700	
Gypsum Board	5%	0-2	\$1,000	LIFE	**	5	\$2,400	

*Water Penetration, Extent : Light, Area Affected : 5%*

*Location : Field Veterinarian Office*

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

## Over 600 Volts

## Service Equipment

Fused Disc Sw	50%			2037	**	3		
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Outside*

*Explanation : No Available Nameplate Ratings*

Fused Disc Sw	50%			2047	**	3		
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Outside*

*Explanation : Main Service Switch Rated At 200 Amperes, 4,160 Volts*

## Transformers

Dry Type	50%			2032	**	3	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 225 Kilovolt-ampere, 4,160hv-480/277lv*

Dry Type	50%			2040	**	3	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Outside The Building*

*Explanation : 1,000 Kilovolt-ampere, 4,160hv-480/277lv*

## Feeders

Cable	50%			2035	**	1		
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Cable	50%			2043	**	1		
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## Raceway

Conduit	50%			2037	**	1		
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Conduit	50%			2047	**	1		
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## Under 600 Volts

## Service Equipment

Air Circuit Breaker	50%			2037	**	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Switch Rated At 400 Amperes.*

Fused Disc Sw	50%			2037	**	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Outside*

*Explanation : Main Service Switch Rated At 800 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.*

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



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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
<b>Transformers</b>								
	Dry Type	35%			2032	**	5	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 75 Kilovolt-ampere, 480hv-208/120lv</i>						
	Dry Type	35%			2032	**	5	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Barn</i>						
		<i>Explanation : One 15 Kilovolt-ampere, 480hv-208/120lv</i>						
	Dry Type	30%			2032	**	5	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : One 30 Kilovolt-ampere, 480hv-208/120lv</i>						
<b>Switchgear / Switchboard</b>								
	Molded Case Bkrs	100%			2037	**	5	\$700
<b>Raceway</b>								
	Conduit	95%			2037	**	1	
	Conduit	5%			2047	**	1	
<b>Panelboards</b>								
	Fused Disc Sw	10%			2035	**	5	\$100
	Molded Case Bkrs	85%			2035	**	5	\$600
	Molded Case Bkrs	5%			2043	**	5	
<b>Wiring</b>								
	Thermoplastic	95%			2037	**	1	
	Thermoplastic	5%			2047	**	1	
<b>Motor Controllers</b>								
	Locally Mounted	50%			2032	**	5	\$100
	Motor Control Center	50%			2032	**	5	\$400
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	100%			LIFE	**	5	\$400
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
	Automatic	50%			2040	**	1	\$4,000
	Automatic	50%			2032	**	1	\$4,000
<b>Generators</b>								
	Diesel	50%			2030	\$38,100	1	\$5,000
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : Emergency Generator Rated At 80 Kilowatts</i>						
	Diesel	50%			2036	**	1	\$5,000
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : Emergency Generator Rated At 610 Kilowatts</i>						
<b>Batteries</b>								
	Lead/Acid	50%			2021	\$800	5	\$500
	Lead/Acid	50%			2021	\$800	5	\$500

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
Fuel Storage								
Day Tank	50%			2035	**	5	\$2,400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : 55 Gallons Rated Capacity</i>							
Main Tank	50%			2055	**	5	\$400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : 2000 Gallons Rated Capacity</i>							
<b>Lighting</b>								
Interior Lighting								
Fluorescent	98%			2035	**	10	\$23,300	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	2%			2035	**	10	\$500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Morgue Room</i>							
	<i>Explanation : T-5 Lamps</i>							
<b>Egress Lighting</b>								
Emergency, Service	20%			2032	**	1		
Emergency, Battery	30%			2027		10	\$1,900	
Exit, Service	50%			2027		1		
<b>Exterior Lighting</b>								
HID	30%			2032	**	10		
No Component	70%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%			2027		1	\$1,900	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>							
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2032	**	1-3	\$16,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Smoke Detectors, Manual Pull Stations, Alarm Bells, Strobe Lights And Horns</i>							
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2037	**	1		

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment								
Furnace	10%	Now	\$6,000	2037	**	1	\$1,200	
	<i>Damaged, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : 1 Obsolete Unit, Barn</i>							
Hot Water Boiler	90%			2032	**	1	\$11,500	
	<i>Other Observation, Extent : Light, Area Affected : 90%</i>							
	<i>Location : 2nd Floor M E R</i>							
	<i>Explanation : 1 Unit</i>							
<b>Distribution</b>								
Hot Wtr Piping/Pump	90%			2035	**	4	\$1,200	
No Component	10%							
<b>Terminal Devices</b>								
Air Handler	80%	Now	\$28,500	2022	\$285,000	1	\$11,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>							
	<i>Location : Old Section</i>							
	<i>Explanation : Inefficient Unit. There Is Not Sufficient Heat And AC In The Old Section</i>							
Convactor/Radiator	10%			2032	**	1	\$800	
No Component	10%							
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	35%			2035	**	1		
Natural Gas	65%			2047	**	1		
<b>Conversion Equipment</b>								
Absorption	65%			2032	**	1	\$18,300	
Chiller/Direct Fire								
	<i>Other Observation, Extent : Light, Area Affected : 65%</i>							
	<i>Location : Adjoining House</i>							
	<i>Explanation : 1 Unit, Refrigerant Lithium Bromide</i>							
Reciprocating	15%			2027	\$32,300	1	\$1,800	
Compr/Chiller								
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Rear Yard</i>							
Exterior Pkg Unit -	10%			2027	\$20,500	2	\$200	
Cooling								
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>							
	<i>Location : 2 Units, The Roof</i>							
No Component	10%							
<b>Distribution</b>								
CW & CHW Wtr	80%			2047	**	4	\$1,000	
Pipe/Pump								
No Component	20%							
<b>Terminal Devices</b>								
Air Handler/Dir	15%			2027	\$38,200	1		
Expansion								
Air Handler/Cool/Ht	65%			2022	\$166,200	1	\$10,400	
No Component	20%							

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	15%			2027	\$6,900	2	\$2,700	
Water Cooling Tower	65%	Now	\$5,600	2025	\$56,200	2	\$13,600	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Rear Yard</i>								
No Component	20%							
<b>Dehumidifier</b>								
No Component	80%							
Generic	20%	Now	\$9,500	2032	**			
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 2nd Floor Mechanical Room</i>								
<i>Explanation : 3 Condemn Units</i>								
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	90%			LIFE	**	2-5	\$13,000	
No Component	10%							
<b>Exhaust Fans</b>								
Interior	40%			2022	\$36,100	2	\$300	
Roof	50%			2027	\$21,000	2	\$400	
Wall Unit	10%			2027	\$900	2	\$100	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2037	**	1		
<b>Water Heater</b>								
Gas Fired	100%			2025	\$15,500	2	\$400	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Sewage Ejector(s)</b>								
Electric	100%			2032	**	4	\$1,000	
<b>Fixtures</b>								
Generic	100%							

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BRONX ZOO AQUATIC BIRD HOUSE-#7  
**Address** : BRONX RIVER PKWY AND FORDHAM RD  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DCA0005.070 / 2324 **Yr Built/Renovated** : 1964 / 1996  
**Area Sq Ft** : 20,110 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 09-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 3120 **Lot** : 20 **BIN** : 2116672

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$536,800	
Interior Architecture	\$143,100	
Electrical	\$76,200	\$232,900
Mechanical		\$36,800
<b>Total</b>	<b>\$756,000</b>	<b>\$269,600</b>
Importance Code A	\$536,800	
Importance Code B	\$219,300	\$269,600
<b>Total</b>	<b>\$756,000</b>	<b>\$269,600</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$11,500		\$2,400	
Interior Architecture	\$10,100	\$16,500		
Electrical	\$10,300	\$28,200	\$200	\$200
Mechanical	\$16,400	\$33,900	\$4,600	\$2,200
<b>Total</b>	<b>\$48,300</b>	<b>\$78,600</b>	<b>\$7,200</b>	<b>\$2,400</b>
Importance Code A	\$12,500	\$1,000	\$3,400	\$1,000
Importance Code B	\$35,800	\$77,600	\$3,800	\$1,400
Importance Code C				
<b>Total</b>	<b>\$48,300</b>	<b>\$78,600</b>	<b>\$7,200</b>	<b>\$2,400</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$143,100	LIFE	**	5	\$22,700	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Southwest Corner, Northeast Corner</i>								
<i>Efflorescence, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations - All Facades</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bulkheads, West Facades</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$4,100	
Window Wall	5%			2053	**	5	\$4,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Entrance</i>								
Windows								
Aluminum	90%			2035	**	5	\$600	
Metal Louvers	10%			2030	\$1,900	10	\$400	
Parapets								
Masonry: Brick	90%	Now	\$48,100	LIFE	**	5	\$2,700	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Southwest Corner, Throughout</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Parapet Walls</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Southwest Corner, Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$9,700	LIFE	**	5	\$400	1
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Under Coping Stone - Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Southwest Corner Coping</i>								
<i>Loose Units, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Southwest Corner</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Southwest Corner, Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Coping</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Metal Panel	5%	Now	\$1,800	2032	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkhead Above Stair At Roof Penetration</i>								
Modified Bitumen	60%	Now	\$262,300	2037	**			
<i>Blisters, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : At Parapets And Skylights</i>								
<i>Ponding, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	35%	0-2	\$83,300	2037	**			
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Southeast Side, Throughout, Above Entry Displays</i>								
Interior								
Floors								
Asphalt Poured	65%			2032	**	5	\$9,800	
Cast in Place Concrete	20%			LIFE	**	5	\$13,200	
Panel/Paver: Cer/Brk	5%			2035	**	5	\$3,400	
Quarry Tile	5%			2032	**	5	\$2,300	
Steel Plate	5%	Now	\$143,100	LIFE	**	1		
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Stair Treads And Risers</i>								
Interior Walls								
Concrete Masonry Unit	30%			LIFE	**	5	\$2,800	
Glass: Special Gauge	10%			LIFE	**	1		
Plaster	10%			LIFE	**	5	\$700	
Plaster	20%			LIFE	**	5	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Exhibit Areas</i>								
<i>Explanation : Hand Painted Murals</i>								
SGFT/Glazed Masonry	30%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	70%			2032	**	5	\$21,100	
Exposed Concrete	20%	Now	\$10,100	LIFE	**	5	\$900	
<i>Spalling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Above Holding Cages In Wingding</i>								
Gypsum Board	10%			LIFE	**	5	\$3,800	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
	Fused Disc Sw	100%			2027	\$8,700	5	\$100
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>								
<hr/>								
<b>Switchgear / Switchboard</b>								
	Molded Case Bkrs	100%			2027	\$127,400	5	\$500
<hr/>								
<b>Raceway</b>								
	Conduit	90%			2027	\$55,600	1	
	Conduit	10%			2037	**	1	
<hr/>								
<b>Panelboards</b>								
	Fused Disc Sw	10%			2026	\$6,200	5	
	Molded Case Bkrs	10%			2035	**	5	\$100
	Molded Case Bkrs	80%			2026	\$49,900	5	\$400
<hr/>								
<b>Wiring</b>								
	Braided Cloth	90%	2-4	\$76,200	2052	**	1	
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Thermoplastic	10%			2037	**	1	
<hr/>								
<b>Motor Controllers</b>								
	Locally Mounted	100%			2025	\$30,700	5	\$100
<hr/>								
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	100%	2-4	\$9,900	LIFE	**	5	\$300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
<hr/>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
	Fluorescent	95%			2035	**	10	\$17,500
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Fluorescent	5%			2035	**	10	\$900
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<hr/>								
<b>Egress Lighting</b>								
	Emergency, Battery	40%			2035	**	10	\$1,900
	Emergency, Battery	10%			2022	\$2,800	10	\$500
	Exit, Service	40%			2035	**	1	
	Exit, Service	10%			2022	\$700	1	
<hr/>								
<b>Exterior Lighting</b>								
	HID	30%			2022	\$23,800	10	
	No Component	70%						
<hr/>								
<b>Alarm</b>								

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

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

## Alarm

## Security System

No Component

80%

Generic

20%

2027

\$12,700

1

\$1,500

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

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

## Heating

## Energy Source

Natural Gas

100%

2037

\* \*

1

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

## Conversion Equipment

Hot Water Boiler

100%

2040

\* \*

1

\$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%

2035

\* \*

4

\$1,000

## Terminal Devices

Air Handler

50%

2032

\* \*

1

\$6,200

Convactor/Radiator

35%

2025

\$36,800

1

\$2,300

Unit Heater - Steam

15%

2022

\$10,500

4

\$400

## Air Conditioning

## Energy Source

Electricity

100%

2035

\* \*

1

## Conversion Equipment

Reciprocating

20%

2035

\* \*

1

\$1,900

Compr/Chiller

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

Ext Pkg Unit -

30%

2032

\* \*

2

\$400

Heating/Cooling

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

No Component

50%

## Terminal Devices

Air Handler/Dir

20%

2035

\* \*

1

Expansion

No Component

80%

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

*Estimates are rounded to the nearest hundred dollars.*

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	20%			2035	**	2	\$2,800	
No Component	80%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,200	
<b>Exhaust Fans</b>								
Interior	30%			2022	\$21,000	2	\$200	
Roof	70%			2032	**	2	\$400	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2037	**	1		
<b>HW Heat Exchanger</b>								
Steam Fired	100%			2053	**	4	\$3,000	
<b>Sanitary Piping</b>								
Cast Iron	100%	Now	\$7,200	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Water Backs Up Into Basement</i>								
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Sewage Ejector(s)</b>								
Electric	100%	Now	\$5,700	2037	**	4	\$800	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<b>Fixtures</b>								
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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BRONX ZOO BRONX ZOO STORE/ FIRST AID STA.  
**Address** : BRONX RIVER PKWY AND FORDHAM RD  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DCA0005.380 / 2800 **Yr Built/Renovated** : 2000 / 2000  
**Area Sq Ft** : 11,000 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 03-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 3120 **Lot** : 20 **BIN** :

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$69,700	\$44,500
Electrical		\$233,600
<b>Total</b>	<b>\$69,700</b>	<b>\$278,100</b>
Importance Code A	\$69,700	\$44,500
Importance Code B		\$233,600
<b>Total</b>	<b>\$69,700</b>	<b>\$278,100</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$1,000	\$1,000	\$10,200	\$15,700
Interior Architecture	\$1,500		\$98,900	\$200
Electrical	\$900	\$800	\$700	\$900
Mechanical	\$5,000	\$1,000	\$1,900	\$1,000
<b>Total</b>	<b>\$8,300</b>	<b>\$2,700</b>	<b>\$111,700</b>	<b>\$17,800</b>
Importance Code A	\$1,500	\$1,500	\$10,700	\$16,300
Importance Code B	\$6,200	\$1,200	\$100,900	\$1,600
Importance Code C	\$600			
<b>Total</b>	<b>\$8,300</b>	<b>\$2,700</b>	<b>\$111,700</b>	<b>\$17,800</b>



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

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

**Asset # : 2800**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$4,000	
Masonry: Fieldstone	10%			LIFE	**	5	\$1,300	
Metal Sect. OHD	10%			2040	**	5	\$5,300	
Window Wall	3%			2047	**	5	\$1,900	
Wood	37%			2044	**	5	\$31,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : West And South Facades</i>								
Wood	5%	Now	\$13,900	2032	**	5	\$2,100	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Trellis At Main Entrance</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Ridge And Trellis At Main Entrance</i>								
<i>Explanation : Insect Damage</i>								
Wood	30%	Now	\$55,800	2032	**	5	\$12,700	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Soffit And Facia Boards</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And East Facades At First Aid And Bathrooms</i>								
<i>Explanation : Vegetative Growth</i>								
Windows								
Wood	100%			2043	**	5	\$20,300	
Roof								
Asphalt Shingle	75%	0-2	\$1,000	2036	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Facade</i>								
Fiberglass Panel	10%			2036	**	1		
Single Ply Membrane	15%			2027		10	\$2,700	
Interior								
Floors								
Carpet	65%			2023		3	\$10,700	
Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
Ceramic Tile	5%			2036	**	5	\$600	
Slate	10%			LIFE	**	5	\$1,200	
Vinyl Tile	15%			2027		3	\$800	
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$1,200	
Concrete Masonry Unit	5%			LIFE	**	5	\$500	
Gypsum Board	85%			LIFE	**	5	\$12,000	
Wood	5%			LIFE	**	5	\$4,700	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

**Asset # : 2800**

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

Interior

Ceilings

AcousTileSusp.Lay-In	10%	4+	\$400	2032	**	5	\$500	
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*Staining/Discoloring, Extent : Moderate, Area Affected : 10%*

*Location : Store Area*

Exposed Struc: Wood	85%			LIFE	**			
Plaster	5%			LIFE	**	5	\$300	

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

Under 600 Volts

Service Equipment

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

*Location : Electrical Room*

*Explanation : Main Service Switch Rated At 400 Amperes.*

Transformers

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

*Location : Electrical Room*

*Explanation : One 75 Kilovolt-ampere 480hv-208/120lv And One 45 Kilovolt-ampere 480hv-208/120lv*

Switchgear / Switchboard

Fused Disc Sw	100%			2037	**	5		
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Raceway

Conduit	100%			2037	**	1		
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Panelboards

Fused Disc Sw	5%			2035	**	5		
Molded Case Bkrs	95%			2035	**	5	\$300	

Wiring

Thermoplastic	100%			2037	**	1		
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$200	
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Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

**Asset # : 2800**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	20%			2027	\$23,000	10	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	40%			2027	\$45,900	10	\$4,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent	40%			2027	\$45,900	10	\$4,000	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Store Area</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2027	\$7,700	10	\$1,300	
Exit, LED	50%			2042	**	1		
<b>Exterior Lighting</b>								
HID	30%			2027	\$13,000	10		
No Component	70%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%			2027	\$6,900	1	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2027	\$118,800	1-3	\$7,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Natural Gas	100%			2047	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : External Unit</i>								
<i>Explanation : Combination Air Conditioning And Furnace</i>								
Conversion Equipment Furnace	100%			2032	**	1	\$5,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (1) On The Ground (1) On The Roof</i>								
<i>Explanation : 2 External Units</i>								
<b>Air Conditioning</b>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

**Asset # : 2800**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Energy Source</b>								
	Electricity	100%			2043	**	1	
<b>Conversion Equipment</b>								
	Ext Pkg Unit - Heating/Cooling	100%			2032	**	2	\$700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (1) On The Ground (1) On The Roof</i>								
<i>Explanation : 2 Units. R-22</i>								
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,100
<b>Exhaust Fans</b>								
	Roof	100%			2032	**	2	\$300
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%			2047	**	1	
<b>Water Heater</b>								
	Gas Fired	100%			2025	\$6,600	2	\$200
<b>Sanitary Piping</b>								
	Cast Iron	100%	Now	\$3,900	LIFE	**	1	
<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Water Backs Up Into The Office</i>								
<b>Backflow Preventer</b>								
	Generic	100%			2032	**	1	\$700
<b>Fixtures</b>								
	Generic	100%						
<b>Fire Suppression</b>								
<b>Sprinkler</b>								
	Generic	100%			2047	**	1-2	\$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.*

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BRONX ZOO BUG CAROUSEL  
**Address** : BRONX RIVER PKWY AND FORDHAM RD  
**Borough** : BRONX Agency's Number : N/A  
**Program / Asset #** : DCA0005.700 / 14214 Yr Built/Renovated : 2002 /  
**Area Sq Ft** : 3,500 Project Type : CULTURAL AFFAIRS  
**Date of Survey** : 09-Feb-2016 Landmark Status : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 3120 Lot : 20 BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Mechanical		\$60,600
<b>Total</b>		<b>\$60,600</b>
Importance Code A		\$60,600
<b>Total</b>		<b>\$60,600</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$14,500	\$3,700	\$300	
Interior Architecture				
Electrical		\$200		
Mechanical	\$300		\$300	
<b>Total</b>	<b>\$14,800</b>	<b>\$3,900</b>	<b>\$600</b>	
Importance Code A	\$14,800	\$3,800	\$600	
Importance Code B		\$200		
<b>Total</b>	<b>\$14,800</b>	<b>\$3,900</b>	<b>\$600</b>	



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



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

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

## Exterior

## Exterior Walls

Cast in Place Concrete	10%			LIFE	**	5	\$8,600	
Metal Panel	5%			2047	**	5-10	\$5,900	
Metal Sect. OHD	80%			2040	**	5	\$42,800	
Wood	5%			2032	**	5	\$4,300	

## Windows

Aluminum	100%			2043	**	5	\$500	
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## Roof

Metal Panel	100%	2-4	\$14,500	2032	**			
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*Water Penetration, Extent : Moderate, Area Affected : 15%*

*Location : Perimeter Edges And At Clerstory Area During Driving Rain*

## Interior

## Floors

Cast in Place Concrete	80%			LIFE	**	5	\$10,400	
Wood	20%			2055	**	5	\$2,200	

## Ceilings

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

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

## Under 600 Volts

## Service Equipment

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

*Location : Basement*

*Explanation : Main Service Switch Rated 200 Amperes*

## Transformers

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

*Location : Electrical Room*

*Explanation : One 75 Kilovolt-ampere 480hv-208/120lv*

## Raceway

Conduit	100%			2037	**	1		
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## Panelboards

Fused Disc Sw	10%			2035	**	5		
Molded Case Bkrs	90%			2035	**	5	\$100	

## Wiring

Thermoplastic	100%			2037	**	1		
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## Lighting

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Lighting								
Interior Lighting Fluorescent	5%			2032	**	10	\$200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
HID	15%			2027	\$4,500	10		
LED	80%			2032	**			

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source Electricity	100%			2047	**	1		
Conversion Equipment Radiant Heater	100%			2027	\$60,600	2	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mounted On The Ceiling</i>								
<i>Explanation : 12 Units</i>								
Air Conditioning								
Energy Source Electricity	100%			2035	**	1		
Conversion Equipment Heat Pump Air Sourced	5%			2025	\$1,700	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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture		\$58,100
Electrical	\$39,400	
Mechanical		\$79,700
<b>Total</b>	<b>\$39,400</b>	<b>\$137,700</b>
Importance Code B	\$39,400	\$137,700
<b>Total</b>	<b>\$39,400</b>	<b>\$137,700</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$17,000	\$33,700	\$7,900	
Interior Architecture	\$2,000		\$10,600	
Electrical	\$6,100	\$5,400	\$4,500	\$3,700
Mechanical	\$16,400	\$21,000	\$26,100	\$22,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$45,400</b>	<b>\$64,100</b>	<b>\$53,100</b>	<b>\$30,000</b>
Importance Code A	\$19,200	\$36,200	\$10,000	\$2,100
Importance Code B	\$26,300	\$27,900	\$43,100	\$27,900
Importance Code C				
<b>Total</b>	<b>\$45,400</b>	<b>\$64,100</b>	<b>\$53,100</b>	<b>\$30,000</b>



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

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

**Asset # : 14215**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$16,000	
Metal/Glass Curt Wall	40%			LIFE	**	5	\$24,000	
Pre-Cast Concrete	15%	4+	\$8,300	LIFE	**	5	\$15,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Underside Of Soffits - South Facade</i>								
Window Wall	25%			2047	**	5	\$30,000	
Wood	10%	2-4	\$8,800	2040	**	5	\$8,000	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2043	**	5	\$15,800	
Parapets								
Metal Rail	10%			2040	**	5-10	\$8,200	
Pre-Cast Concrete	90%			LIFE	**	5	\$25,700	
Roof								
Cast in Place Concrete	20%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Articulated Ramp - Rear Facade</i>								
<i>Explanation : Green Roof</i>								
Plaza Roof: Stone Panels	5%			2047	**			
Single Ply Membrane	75%			2032	**	10	\$18,700	
Interior								
Floors								
Carpet	40%			2026	\$282,500	3	\$31,800	
Cast in Place Concrete	50%			LIFE	**	5	\$58,100	
Panel/Paver: Concrete	5%			2047	**			
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 2nd Floor Conference Room</i>								
Raised Access Floor	2%			2036	**	5	\$4,000	
Wood	3%			2055	**	5	\$3,000	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
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	
Ceilings								
AcousTileConcealSpLn	10%			2040	**	5	\$6,600	
Exposed Concrete	40%			LIFE	**	5	\$3,300	
Gypsum Board	30%			LIFE	**	5	\$19,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Offices</i>								
<i>Explanation : Spray On Popcorn Finish</i>								
Gypsum Board	20%			LIFE	**	5	\$13,300	

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.

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

**Asset # : 14215**

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

**Lighting**

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

**Asset # : 14215**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	65%			2032	**	10	\$25,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	30%			2032	**	10	\$11,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	5%			2032	**	10	\$2,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2032	**	1		
Exit, LED	35%			2055	**	1		
Exit, Service	15%			2032	**	1		
<b>Exterior Lighting</b>								
Fluorescent	20%			2032	**	10	\$800	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
No Component	80%							
<b>Alarm</b>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2032	**	1-3	\$8,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Natural Gas	100%			2053	**	1		
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2040	**	1	\$21,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Natural Gas Fueled Sectional Hot Water Boilers</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2049	**	4	\$3,200	
<b>Terminal Devices</b>								
Air Handler	100%			2032	**	1	\$26,600	

**Air Conditioning**

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

**Asset # : 14215**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Energy Source</b>								
	Electricity	50%			2049	**	1	
	Natural Gas	50%			2053	**	1	
<b>Conversion Equipment</b>								
	Absorption Chiller/Steam/HW	50%			2036	**	1	\$23,300
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Adjacent To Building</i>							
	<i>Explanation : Refrigerant Lithium Bromide</i>							
	Reciprocating Compr/Chiller	50%			2032	**	1	\$10,000
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Adjacent To Building</i>							
	<i>Explanation : Refrigerant 134a, Packaged Air Cooled Chiller</i>							
<b>Distribution</b>								
	CW & CHW Wtr Pipe/Pump	100%			2053	**	4	\$3,200
<b>Terminal Devices</b>								
	Air Handler/Cool/Ht	100%			2032	**	1	\$26,600
<b>Heat Rejection</b>								
	Air Cooled Condenser Unit	50%			2032	**	2	\$15,000
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Adjacent To Building</i>							
	<i>Explanation : Packaged Air Cooled Chiller</i>							
	Water Cooling Tower	50%			2028	\$79,700	2	\$21,600
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$24,000
<b>Exhaust Fans</b>								
	Interior	90%			2032	**	2	\$1,200
	Roof	10%			2032	**	2	\$100
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%			2053	**	1	
<b>HW Heat Exchanger</b>								
	Steam Fired	100%			2047	**	4	\$4,300
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Sump Pump(s)</b>								
	Non-Submersible	100%			2032	**	4	\$900
<b>Sewage Ejector(s)</b>								
	Electric	100%			2032	**	4	\$1,700
<b>Backflow Preventer</b>								
	Generic	100%			2035	**	1	\$2,600

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

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

**Asset # : 14215**

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

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BRONX ZOO CONGENERATION PLANT  
**Address** : BRONX RIVER PKWY AND FORDHAM RD  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DCA0005.104 / 2654 **Yr Built/Renovated** : 1989 / 2007  
**Area Sq Ft** : 5,547 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 04-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 3120 **Lot** : 20 **BIN** : 2116674

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$66,100
Electrical		\$80,700
Mechanical		\$81,100
<b>Total</b>		<b>\$227,900</b>
Importance Code A		\$66,100
Importance Code B		\$161,800
<b>Total</b>		<b>\$227,900</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$17,500	\$13,000		
Interior Architecture		\$400		
Electrical	\$400	\$700	\$300	\$400
Mechanical	\$500	\$800	\$200	\$200
<b>Total</b>	<b>\$18,300</b>	<b>\$14,800</b>	<b>\$500</b>	<b>\$600</b>
Importance Code A	\$17,500	\$13,000		
Importance Code B	\$900	\$1,800	\$500	\$600
Importance Code C				
<b>Total</b>	<b>\$18,300</b>	<b>\$14,800</b>	<b>\$500</b>	<b>\$600</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**BRONX ZOO CONGENERATION PLANT**  
**Asset # : 2654**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick Cavity	60%			LIFE	**	5	\$13,900	
Metal Panel	30%			2037	**	5-10	\$47,600	
Metal Sect. OHD	10%			2040	**	5	\$7,200	
<b>Windows</b>								
Metal Louvers	100%			2030	\$66,100	10	\$13,300	
<b>Parapets</b>								
Masonry: Brick Cavity	20%			LIFE	**	5		
Metal Panel	10%			2047	**	5		
No Component	70%							
<b>Roof</b>								
Metal Panel	82%			2040	**	10	\$15,900	
Single Ply Membrane	10%	Now	\$17,500	2037	**			
<i>Blisters, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Roof Abutting Jungle World</i>								
<i>Seams Open/Split, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Roof Abutting Jungle World</i>								
Skylight, Metal/Glass	3%			2037	**	10	\$1,100	
Skylight, Plastic	5%			2032	**	1		
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	95%			LIFE	**	5	\$20,700	
Quarry Tile	5%			2032	**	5	\$700	
<b>Interior Walls</b>								
Concrete Masonry Unit	10%			LIFE	**	5	\$500	
Metal Panel	90%			LIFE	**			
<b>Ceilings</b>								
Exposed Concrete	10%			LIFE	**	5	\$200	
Exposed Struc: Steel	15%			LIFE	**			
Metal Panel	75%			LIFE	**	5	\$9,300	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Over 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2037	**	3		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside - Cogeneration Plant</i>								
<i>Explanation : 7- 200 Ampere, 4,160V Main Disconnect Switches For Substations In Different Locations</i>								
<b>Transformers</b>								
Dry Type	100%			2032	**	3		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside Next To The Driveway</i>								
<i>Explanation : 1,000 Kilovolt-ampere, 4,160/480/277 Volts</i>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Over 600 Volts								
Feeders								
Cable	100%			2035	**	1		
Raceway								
Conduit	100%			2037	**	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	**	5		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical And Mechanical Room</i>						
		<i>Explanation : Main Service Switch Rated At 2000 Amperes.</i>						
Transformers								
Dry Type	100%			2032	**	5		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 30 Kilovolt-ampere, 480hv-208/120lv</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2037	**	5		
Raceway								
Conduit	100%			2037	**	1		
Panelboards								
Molded Case Bkrs	100%			2035	**	5	\$100	
Wiring								
Thermoplastic	100%			2037	**	1		
Motor Controllers								
Motor Control Center	50%			2025	\$20,800	5	\$100	
Motor Control Center	50%			2032	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2035	**	10	\$5,100	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Egress Lighting								
Emergency, Service	50%			2027	\$2,800	1		
Exit, Service	50%			2022	\$300	1		
Exterior Lighting								
LED	30%			2035	**			
No Component	70%							
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2027	\$59,900	1-3	\$3,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>						

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2037	**	1		
Terminal Devices								
Fan Coil Unit/Heat	100%			2027	\$81,100	1	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cogen Plant Main Floor</i>								
<i>Explanation : Cogen Plant Unit Heaters Are Abandoned In Place. Building Relies On Residual Heat From Power Generating Equipment.</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	5%			2022	\$600	1		
No Component	95%							
<b>Ventilation</b>								
Exhaust Fans								
Roof	50%			2027	\$4,500	2	\$100	
Wall Unit	50%			2027	\$1,000	2	\$100	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Electric	100%			2026	\$4,800	4		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2021	\$200	4	\$200	
Fixtures								
Generic	100%							

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

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

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

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BRONX ZOO CONGO GORILLA FOREST BUILDING  
**Address** : BRONX RIVER PKWY AND FORDHAM RD  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DCA0005.721 / 13396 **Yr Built/Renovated** : 1999 / 1999  
**Area Sq Ft** : 40,000 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 02-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 3120 **Lot** : 20 **BIN** : 2116675

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$350,400	\$952,400
Interior Architecture		\$1,717,000
Electrical		\$882,100
Mechanical	\$57,200	\$196,800
<b>Total</b>	<b>\$407,600</b>	<b>\$3,748,300</b>
Importance Code A	\$350,400	\$952,400
Importance Code B	\$57,200	\$1,249,400
Importance Code C		\$1,546,500
<b>Total</b>	<b>\$407,600</b>	<b>\$3,748,300</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture		\$17,000		
Interior Architecture	\$17,600	\$9,600	\$11,200	\$300
Electrical	\$8,600	\$6,500	\$5,500	\$6,200
Mechanical	\$22,600	\$17,700	\$23,500	\$11,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$52,700</b>	<b>\$54,700</b>	<b>\$44,100</b>	<b>\$21,800</b>
Importance Code A	\$1,600	\$19,200	\$1,600	\$2,100
Importance Code B	\$51,100	\$33,000	\$42,600	\$19,700
Importance Code C		\$2,500		
<b>Total</b>	<b>\$52,700</b>	<b>\$54,700</b>	<b>\$44,100</b>	<b>\$21,800</b>



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

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

**Asset # : 13396**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Concrete Masonry Unit	70%	Now	\$46,700	LIFE	**	5	\$34,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Kitchen Entrance</i>								
Glazed Ceramic Panel	10%			LIFE	**	5	\$36,400	
Metal, Corrugated	5%			2037	**	1		
Window Wall	15%	Now	\$58,400	2047	**	5	\$21,900	
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Stairwell To Classrooms</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Stairwell To Classrooms</i>								
<b>Windows</b>								
Aluminum	95%			2035	**	5	\$1,500	
Metal Louvers	5%			2030	\$2,500	10	\$500	
<b>Parapets</b>								
Cast in Place Concrete	15%			LIFE	**	5	\$13,700	
Metal Rail	10%			2032	**	5-10	\$16,000	
No Component	75%							
<b>Roof</b>								
Cast in Place Concrete	5%			LIFE	**			
Metal Panel	5%			2032	**	10	\$7,300	
Modified Bitumen	67%	Now	\$37,800	2027	\$756,400			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Proximate To Skylights Above Cage 3 And Andrill Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Above Cage 3 And Mandrill Corridor Proximate To Skylights</i>								
Skylight, Plastic	8%	Now	\$61,400	2040	**	1		
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Mandrill Corridor, Above Cage 3</i>								
Sloped Glazing	15%	2-4	\$146,100	LIFE	**	5	\$159,600	
<i>Glazing Clouded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	40%			2026	\$297,400	3	\$33,500	
Cast in Place Concrete	40%			LIFE	**	5	\$48,900	
Ceramic Tile	5%			2030	\$56,500	5	\$2,800	
Vinyl Tile	5%			2027	\$24,800	3	\$1,400	
Wood	10%			2042	**	5	\$10,500	
<b>Interior Walls</b>								
Ceramic Tile	2%			2030	\$27,900	5	\$1,000	
Concrete Masonry Unit	40%			LIFE	**	5	\$7,800	
Fabric on Framing	30%			2025	\$1,546,500	5	\$7,300	
Glass: Special Gauge	10%			LIFE	**	1		
Gypsum Board	15%			LIFE	**	5	\$4,400	
Operable Wall	3%			2037	**	5	\$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**  
**BRONX ZOO CONGO GORILLA FOREST BUILDING**

**Asset # : 13396**

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

## Interior

## Ceilings

Acous Tile Susp. Lay-In	10%			2032	**	5	\$3,700	
Exposed Concrete	40%	Now	\$10,000	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	\$7,300	LIFE	**	5	\$65,100	

*Dry Rot/Decay, Extent : Severe, Area Affected : 5%*

*Location : Stairwell To Classrooms*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2037	**	5	\$200	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Outside*

*Explanation : 3- Main Service Disconnect Switches Rated At 1- 1200 A And 2-600 Amperes.*

## Transformers

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

*Location : Mechanical Room*

*Explanation : 2-45 Kilovolt-ampere, 1-112 Kilovolt-ampere, 1-45 Kilovolt-ampere, 480/208/120v*

## Switchgear / Switchboard

Fused Disc Sw	100%			2037	**	5	\$200	
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## Raceway

Conduit	100%			2037	**	1		
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## Panelboards

Fused Disc Sw	5%			2035	**	5		
Molded Case Bkrs	95%			2035	**	5	\$1,000	

## Wiring

Thermoplastic	100%			2037	**	1		
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## Motor Controllers

Locally Mounted	10%			2032	**	5		
Motor Control Center	80%			2032	**	5	\$900	
Variable Frequency Drive	10%			2032	**			

## Ground

## Grounding Devices

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

## Transfer Switches

Automatic	100%			2032	**	1	\$12,300	
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**DEPARTMENT OF CULTURAL AFFAIRS - 126  
BRONX ZOO CONGO GORILLA FOREST BUILDING**

**Asset # : 13396**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
<b>Generators</b>								
Diesel	100%			2030	\$76,300	1	\$15,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Emergency Generator Rated At 300 Kilowatts</i>								
<b>Batteries</b>								
Lead/Acid	100%			2021	\$1,600	5	\$1,500	
<b>Fuel Storage</b>								
Day Tank	50%			2035	**	5	\$3,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 30 Gallons Rated Capacity</i>								
Main Tank	50%			2042	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 200 Gallons Rated Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	50%			2027	\$118,800	10	\$18,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2027	\$11,900	10	\$1,800	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
HID	15%			2027		10	\$200	
Incandescent	30%			2027	\$158,200	2	\$300	
<b>Egress Lighting</b>								
Emergency, Battery	50%			2027	\$28,100	10	\$4,800	
Exit, Service	50%			2027	\$6,900	1		
<b>Exterior Lighting</b>								
HID	30%			2027	\$47,200	10		
No Component	70%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2027	\$37,800	1	\$4,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Entry And Exit Points</i>								
<i>Explanation : Intrusion Alarm Only</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2027	\$431,900	1-3	\$25,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Manual Pull Stations, Alarm Bells, Strobe Lights And Horns</i>								

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

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

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

**Asset # : 13396**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	20%			2047	**	1		
Natural Gas	80%			2047	**	1		
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement</i>								
<i>Explanation : Cogeneration Hot Water From Power Plant To Warm-up The Boilers</i>								
Conversion Equipment								
Heat Pump Air Sourced	20%			2028		2	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Elec. H / C Package Units</i>								
Hot Water Boiler	80%			2040	**	1	\$15,800	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	80%	Now	\$1,000	2043	**	4	\$1,600	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor AC Room</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Valves In 1st Floor AC Room</i>								
No Component	20%							
Terminal Devices								
Air Handler	70%			2032	**	1	\$17,300	
Convactor/Radiator	10%			2032	**	1	\$1,300	
No Component	20%							
Air Conditioning								
Energy Source								
Electricity	20%			2043	**	1		
Steam/HW System	80%			2047	**	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	80%			2036	**	1	\$34,600	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : 1st Floor AC Room</i>								
<i>Explanation : Refrigerant Lithium Bromide</i>								
Ext Pkg Unit - Heating/Cooling	20%			2032	**	2	\$500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : 2 Units, Roof</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2047	**	4	\$1,600	
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2032	**	1	\$19,800	
No Component	20%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

**Asset # : 13396**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Heat Rejection</b>								
	Water Cooling Tower	100%			2025	\$148,200	2	\$40,300
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$22,300
<b>Exhaust Fans</b>								
	Interior	25%			2032	**	2	\$300
	Roof	75%			2027	\$48,600	2	\$900
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%			2047	**	1	
<b>HW Heat Exchanger</b>								
	Steam Fired	100%			2037	**	4	\$5,900
<b>Sanitary Piping</b>								
	Cast Iron	100%	Now	\$57,200	LIFE	**	1	
	<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Water Backs Up At Gallery, 1st Floor</i>							
	<i>Broken, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Causing The Waste Water Over Flood To The Flamingo Lake.</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Main Entrance, 1st Floor</i>							
	<i>Explanation : Sewage Line Is Undersized At Main Entrance, Causing Water Flooding When It Rains</i>							
<b>Sump Pump(s)</b>								
	Non-Submersible	100%			2022	\$6,000	4	\$1,300
<b>Backflow Preventer</b>								
	Generic	100%			2032	**	1	\$2,500
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								
<b>Elevators</b>								
	Hydraulic	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1-2</i>							
	<i>Explanation : 1 Unit</i>							
<b>Fire Suppression</b>								
<b>Sprinkler</b>								
	Generic	100%			2047	**	1-2	\$11,200
<b>Fire Pump</b>								
	Generic	100%			2030	\$25,100	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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BRONX ZOO DANCING CRANE CAFE  
**Address** : BRONX RIVER PKWY AND FORDHAM RD NEAR WILDFOWL POND  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DCA0005.CF0 / 2364 **Yr Built/Renovated** : 2001 /  
**Area Sq Ft** : 16,000 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 03-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 3120 **Lot** : 20 **BIN** :

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Electrical		\$416,000
<b>Total</b>		<b>\$416,000</b>
Importance Code B		\$416,000
<b>Total</b>		<b>\$416,000</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$24,200	\$17,000	\$14,000	
Interior Architecture	\$7,600	\$3,000	\$1,000	
Electrical	\$4,400	\$2,500	\$2,200	\$2,500
Mechanical	\$7,500	\$2,100	\$3,000	\$1,800
<b>Total</b>	<b>\$43,600</b>	<b>\$24,600</b>	<b>\$20,300</b>	<b>\$4,200</b>
Importance Code A	\$25,000	\$17,800	\$14,800	\$800
Importance Code B	\$18,700	\$6,800	\$5,000	\$3,500
Importance Code C			\$400	
<b>Total</b>	<b>\$43,600</b>	<b>\$24,600</b>	<b>\$20,300</b>	<b>\$4,200</b>



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

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Concrete Masonry Unit	25%			LIFE	**	5	\$1,700	
Glazed Ceramic Panel	5%			LIFE	**	5	\$2,600	
Masonry: Fieldstone	20%			LIFE	**	5	\$1,700	
Metal Sect. OHD	5%			2040	**	5	\$1,700	
Window Wall	5%			2047	**	5	\$2,100	
Wood	40%	2-4	\$24,200	2040	**	5	\$11,100	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Trellis Structure - Main Entrance</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
<b>Windows</b>								
Wood	100%			2043	**	5	\$28,000	
<b>Roof</b>								
Single Ply Membrane	100%			2032	**	10	\$16,000	
<b>Interior</b>								
<b>Floors</b>								
Carpet	5%			2026	\$15,900	3	\$1,800	
Cast in Place Concrete	5%			LIFE	**	5	\$2,600	
Quarry Tile	70%			2040	**	5	\$25,100	
Traffic Topping	20%			2032	**	5	\$6,000	
<b>Interior Walls</b>								
Concrete Masonry Unit	5%			LIFE	**	5	\$100	
Fiberglass Panel	30%			LIFE	**			
Folding Partition	5%			2043	**	5	\$900	
Gypsum Board	50%			LIFE	**	5	\$2,100	
SGFT/Glazed Masonry	5%			LIFE	**			
Wood	5%			LIFE	**	5	\$1,400	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	35%			2040	**	5	\$8,400	
Exposed Struc: Wood	5%			LIFE	**			
Gypsum Board	60%	Now	\$7,600	LIFE	**	5	\$18,000	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Entry Vestibules - Due To Uninsulated Sprinkler Pipes</i>								

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

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

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Over 600 Volts</b>								
Raceway								
Not Accessible	100%							
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2037	**	5	\$100	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Main Service Disconnect Switch Rated At 1600 Amperes.</i>					
Transformers								
Dry Type	100%			2032	**	5	\$100	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : One 45 Kilovolt-ampere 480hv-208/120lv And Two 15 Kilovolt-ampere 480hv-208/120lv</i>					
Switchgear / Switchboard								
Fused Disc Sw	100%			2037	**	5	\$100	
Raceway								
Conduit	100%			2037	**	1		
Panelboards								
Fused Disc Sw	5%			2035	**	5		
Molded Case Bkrs	95%			2035	**	5	\$400	
Wiring								
Thermoplastic	100%			2037	**	1		
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2032	**	1	\$4,900	
Generators								
Diesel	100%			2030	\$76,300	1	\$6,200	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : Emergency Generator Rated At 53 Kilowatts</i>					
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$600	
Fuel Storage								
Main Tank	100%			2042	**	5	\$500	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : 250 Gallon Rated Capacity</i>					

**Lighting**

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	70%			2027	\$116,900	10	\$10,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	30%			2027	\$50,100	10	\$4,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2027	\$4,100	1		
Exit, LED	50%			2042	**	1		
<b>Exterior Lighting</b>								
HID	30%			2032	**	10		
No Component	70%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2027	\$15,100	1	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2027	\$172,700	1-3	\$10,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Natural Gas	100%			2047	**	1		
<b>Conversion Equipment</b>								
Furnace	100%			2032	**	1	\$7,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 10 Rooftop Package Units</i>								
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2043	**	1		

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Air Conditioning	Conversion Equipment							
	Ext Pkg Unit - Heating/Cooling	100%			2032	**	2	\$1,000
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 10 Rooftop Package Units. R-22</i>					
Ventilation	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,900
	Exhaust Fans							
	Roof	100%			2032	**	2	\$500
Plumbing	H/C Water Piping							
	Brass/Copper	100%			2047	**	1	
	Water Heater							
	Gas Fired	100%			2025	\$9,500	2	\$200
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor Equipment Room</i>					
			<i>Explanation : 1 Hot Water Boiler, 1 Hot Water Heater</i>					
	Sanitary Piping							
	Cast Iron	100%	Now	\$5,700	LIFE	**	1	
			<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Water Backs Up Into 1st Floor</i>					
	Backflow Preventer							
	Generic	100%			2032	**	1	\$1,000
	Fixtures							
	Generic	100%						
Fire Suppression	Sprinkler							
	Generic	100%			2047	**	1-2	\$4,500
	Chemical System							
	Generic	100%			2025	\$27,200	1-3	\$3,700
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : 5 Sets</i>					

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BRONX ZOO EAST ADMINISTRATION BUILDING  
**Address** : BRONX RIVER PKWY AND FORDHAM RD  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DCA0005.340 / 2350 **Yr Built/Renovated** : 1905 / 1994  
**Area Sq Ft** : 16,176 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 01-Feb-2016 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 3120 **Lot** : 20 **BIN** : 2116677

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$40,200	\$35,200
Electrical		\$110,900
Mechanical		\$378,000
<b>Total</b>	<b>\$40,200</b>	<b>\$524,100</b>
Importance Code A	\$40,200	\$35,200
Importance Code B		\$488,900
<b>Total</b>	<b>\$40,200</b>	<b>\$524,100</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$33,100			
Interior Architecture	\$19,100		\$117,400	\$200
Electrical	\$900	\$1,200	\$1,300	\$900
Mechanical	\$3,000	\$6,700	\$4,900	\$1,300
<b>Total</b>	<b>\$56,200</b>	<b>\$7,900</b>	<b>\$123,500</b>	<b>\$2,400</b>
Importance Code A	\$33,900	\$800	\$800	\$800
Importance Code B	\$22,300	\$7,100	\$122,700	\$1,600
Importance Code C				
<b>Total</b>	<b>\$56,200</b>	<b>\$7,900</b>	<b>\$123,500</b>	<b>\$2,400</b>



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

**Asset # : 2350**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$4,500	
Cast Stone/Terra Cotta	5%	Now	\$16,700	LIFE	**	5	\$7,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Window At South Facade</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Portico At Main Entrance</i>								
Masonry: Brick	80%			LIFE	**	5	\$14,500	
Masonry: Limestone	10%	Now	\$11,200	LIFE	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade Over Windows</i>								
Windows								
Aluminum	85%			2035	**	5	\$5,600	
Aluminum	10%			2035	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Grade</i>								
<i>Explanation : Protective Metal Grilles</i>								
Glass Block	5%			LIFE	**	5	\$200	
Parapets								
Cast Stone/Terra Cotta	100%	2-4	\$40,200	LIFE	**	5	\$35,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
Roof								
Copper/Terne	95%	2-4	\$5,100	2042	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
Sloped Glazing	5%			LIFE	**	5	\$11,800	
Interior								
Floors								
Carpet	30%			2023			\$11,200	
Carpet	40%			2026			\$15,000	
Cast in Place Concrete	10%	4+	\$1,500	LIFE	**	5	\$5,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2030			\$1,200	
Marble Panels	5%			LIFE	**	5	\$900	
Vinyl Tile	5%			2032	**	3	\$500	
Vinyl Tile 9" X 9"	5%	Now	\$15,600	2037	**	3	\$500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement - Base Of Stair And Archive Room</i>								

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

**Asset # : 2350**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Concrete Masonry Unit	10%			LIFE	**	5	\$900	
Gypsum Board	40%			LIFE	**	5	\$5,400	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	25%			LIFE	**	5	\$1,700	
Wood	10%			LIFE	**	5	\$9,000	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	45%	2-4	\$2,100	2032	**	5	\$5,600	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : 2nd Floor Office</i>								
Exposed Concrete	10%			LIFE	**	5	\$400	
Glass: Susp Panels	3%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Conference Room - 2nd Floor</i>								
<i>Explanation : Decorative Panels</i>								
Gypsum Board	25%			LIFE	**	5	\$7,800	
Plaster	15%			LIFE	**	5	\$2,300	
Plaster	2%			LIFE	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Conference Room - 2nd Floor</i>								
<i>Explanation : Decorative Plaster Ceiling</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2027	\$5,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2027	\$110,900	5	\$400	
<b>Raceway</b>								
Conduit	70%			2027	\$22,100	1		
Conduit	20%			2037	**	1		
Conduit	10%			2047	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2026	\$3,400	5		
Molded Case Bkrs	70%			2035	**	5	\$300	
Molded Case Bkrs	20%			2043	**	5	\$100	
<b>Wiring</b>								
Thermoplastic	20%			2047	**	1		
Thermoplastic	80%			2037	**	1		

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

**Asset # : 2350**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2032	**	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	90%			2035	**	10	\$13,400	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	8%			2035	**	10	\$1,200	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
Incandescent	2%			2027		2	\$4,600	
Egress Lighting								
Emergency, Battery	50%			2027		10	\$2,000	
Exit, Service	50%			2027		1	\$3,100	
Exterior Lighting								
HID	10%			2027		10	\$6,900	
No Component	90%							
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$10,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>						
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2037	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Cogeneration Hot Water From Power Plant To Warm-up The Boiler</i>						
Conversion Equipment								
Hot Water Boiler	100%			2032	**	1	\$8,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Unit And 1 Cogenerated Hot Water Heat Exchanger</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2043	**	4	\$800	
Terminal Devices								
Convector/Radiator	90%			2032	**	1	\$4,700	
Fan Coil Unit/Heat	10%			2027		1	\$25,800	

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

**Asset # : 2350**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Energy Source</b>								
	Electricity	100%			2035	**	1	
<b>Conversion Equipment</b>								
	Split Unit	40%			2027	\$146,800		
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>				
				<i>Location : 3 Units, Rear Yard</i>				
	Split Unit	30%			2032	**		
				<i>Other Observation, Extent : Light, Area Affected : 30%</i>				
				<i>Location : Rear Yard</i>				
				<i>Explanation : R-410 Refrigerant</i>				
	Window/Wall Unit	15%			2022	\$5,400	1	
	No Component	15%						
<b>Terminal Devices</b>								
	Air Handler/Dir Expansion	70%			2027	\$114,400	1	
	No Component	30%						
<b>Heat Rejection</b>								
	Dry Cooler	70%			2027	\$55,600	2	\$7,900
	No Component	30%						
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,000
<b>Exhaust Fans</b>								
	Interior	100%			2027	\$61,200	2	\$500
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%			2037	**	1	
<b>Water Heater</b>								
	Gas Fired	100%			2025	\$10,500	2	\$200
<b>HW Heat Exchanger</b>								
	HTHW/HW	100%			2037	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : 1 Unit</i>				
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Sump Pump(s)</b>								
	Non-Submersible	100%			2027	\$2,600	4	\$300
<b>Fixtures</b>								
	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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BRONX ZOO EDUCATION BUILDING-#35  
**Address** : BRONX RIVER PKWY AND FORDHAM RD  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DCA0005.350 / 2655 **Yr Built/Renovated** : 1910 / 1997  
**Area Sq Ft** : 11,840 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 01-Feb-2016 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 3120 **Lot** : 20 **BIN** : 2116678

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$55,000	\$69,200
Mechanical	\$327,200	\$44,800
<b>Total</b>	<b>\$382,200</b>	<b>\$114,000</b>
Importance Code A	\$55,000	\$69,200
Importance Code B	\$327,200	\$44,800
<b>Total</b>	<b>\$382,200</b>	<b>\$114,000</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$103,800	\$33,700		
Interior Architecture	\$300	\$3,900	\$123,800	\$300
Electrical	\$800	\$2,300	\$1,000	\$800
Mechanical	\$1,800	\$34,000	\$2,500	\$2,400
<b>Total</b>	<b>\$106,600</b>	<b>\$73,900</b>	<b>\$127,300</b>	<b>\$3,400</b>
Importance Code A	\$104,400	\$34,300	\$600	\$600
Importance Code B	\$2,300	\$39,600	\$126,800	\$2,800
Importance Code C				
<b>Total</b>	<b>\$106,600</b>	<b>\$73,900</b>	<b>\$127,300</b>	<b>\$3,400</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	30%	Now	\$34,900	LIFE	**	5	\$5,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Above Vents - North / South / East Facades</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Building Base</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Building Base</i>								
Masonry: Brick	55%			LIFE	**	5	\$9,300	
Masonry: Limestone	5%	Now	\$31,600	LIFE	**	5	\$600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Above Vents - East / North / South Facades</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Above Vents - East / North / South Facades</i>								
Masonry: Limestone	10%			LIFE	**	5	\$1,300	
Windows								
Metal Clad	10%	Now	\$12,000	2052	**	5	\$600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Basement</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Metal Louvers	5%			2030	\$3,400	10	\$600	
Wood	85%	Now	\$55,000	2052	**	5	\$8,600	
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Grade</i>								
<i>Explanation : Protective Metal Grilles</i>								
Parapets								
Masonry: Limestone	100%	Now	\$25,300	LIFE	**	5	\$1,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Cornice</i>								
Roof								
Built-Up (BUR)	25%			2027	\$69,200	10	\$4,500	
Copper/Terne	75%			2042	**	10	\$33,700	
Interior								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	75%			2023	\$119,700	3	\$12,400	
Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
Vinyl Tile	20%			2027	\$21,300	3	\$1,100	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$900	
Gypsum Board	60%			LIFE	**	5	\$8,500	
Masonry: Brick	5%			LIFE	**			
Plaster	25%			LIFE	**	5	\$1,800	
Ceilings								
AcousTileSusp.Lay-In	85%			2032	**	5	\$7,900	
Plaster	15%			LIFE	**	5	\$900	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	**	3		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 600 Amperes, 4,160 Volts</i>								
Transformers								
Dry Type	100%			2032	**	3	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 225 Kilovolt-ampere, 4,160/208/120 Volts</i>								
Feeders								
Cable	100%			2035	**	1		
Raceway								
Conduit	100%			2037	**	1		
Under 600 Volts								
Transformers								
Dry Type	100%			2032	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 30 Kilovolt-ampere, 480/208/120 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2037	**	5	\$100	
Raceway								
Conduit	100%			2037	**	1		
Panelboards								
Fused Disc Sw	10%			2035	**	5		
Molded Case Bkrs	90%			2035	**	5	\$300	
Wiring								
Thermoplastic	100%			2037	**	1		

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Motor Controllers								
Locally Mounted	70%			2040	**	5	\$100	
Locally Mounted	30%			2032	**	5		
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	2%			2027	\$600	10	\$200	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
Fluorescent	98%			2035	**	10	\$10,600	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
<b>Egress Lighting</b>								
Emergency, Battery	50%			2032	**	10	\$1,400	
Exit, Service	50%			2032	**	1		
<b>Exterior Lighting</b>								
HID	20%			2027	\$10,100	10		
No Component	80%							
<b>Alarm</b>								
Security System								
No Component	80%							
Generic	20%			2032	**	1	\$900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Entry And Exit Points</i>						
		<i>Explanation : Intrusion Alarm Only, Panic Doors</i>						
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2032	**	1-3	\$7,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>						

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment Hot Water Boiler	100%			2040	**	1	\$5,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit And 1 Cogenerated Hot Water Heat Exchanger</i>								
Distribution Hot Wtr Piping/Pump	100%			2043	**	4	\$600	
Terminal Devices Air Handler	70%			2022	\$123,900	1	\$5,100	
Convector/Radiator	30%			2032	**	1	\$1,200	
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2035	**	1		
Conversion Equipment Split Unit	50%			2022	\$134,300			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 50%</i>								
<i>Location : 3 Units, Rear Yard</i>								
Split Unit	20%			2032	**			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : 1 Unit, Rear Yard</i>								
No Component	30%							
Terminal Devices Air Handler/Dir Expansion	70%			2022	\$69,000	1		
No Component	30%							
Heat Rejection Dry Cooler	50%			2022	\$24,000	2	\$4,100	
Dry Cooler	20%			2032	**	2	\$1,700	
No Component	30%							
<b>Ventilation</b>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,600	
Exhaust Fans Interior	100%			2027	\$44,800	2	\$400	
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%			2037	**	1		
Water Heater Gas Fired	100%			2022	\$7,700	2	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Submersible	100%			2021	\$400	4	\$400	

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

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

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

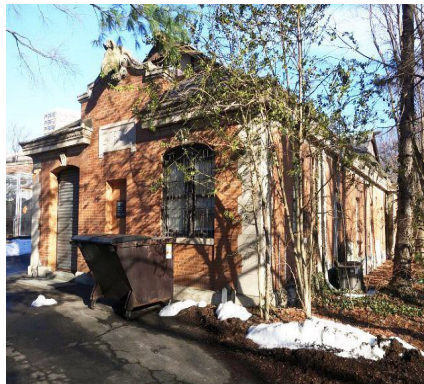
Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BRONX ZOO EDUCATIONAL SERVICES-#11  
**Address** : BRONX RIVER PKWY AND FORDHAM RD  
**Borough** : BRONX Agency's Number : N/A  
**Program / Asset #** : DCA0005.110 / 2347 Yr Built/Renovated : 1915 /  
**Area Sq Ft** : 6,425 Project Type : CULTURAL AFFAIRS  
**Date of Survey** : 02-Feb-2016 Landmark Status : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,ATT  
**Block** : 3120 Lot : 20 BIN : 2116679

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$473,400	
Interior Architecture	\$46,600	
Electrical	\$63,700	
Mechanical	\$52,900	\$95,100
<b>Total</b>	<b>\$636,700</b>	<b>\$95,100</b>
Importance Code A	\$473,400	\$48,400
Importance Code B	\$163,300	\$46,800
<b>Total</b>	<b>\$636,700</b>	<b>\$95,100</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$95,500	\$2,000		
Interior Architecture	\$20,600			\$700
Electrical	\$20,300	\$23,100	\$100	
Mechanical	\$23,500	\$57,100	\$1,400	\$800
<b>Total</b>	<b>\$159,800</b>	<b>\$82,200</b>	<b>\$1,500</b>	<b>\$1,500</b>
Importance Code A	\$95,800	\$2,300	\$300	\$300
Importance Code B	\$53,000	\$79,900	\$1,200	\$1,100
Importance Code C	\$11,000			
<b>Total</b>	<b>\$159,800</b>	<b>\$82,200</b>	<b>\$1,500</b>	<b>\$1,500</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$8,200	
Masonry: Brick	82%	0-2	\$247,700	LIFE	**	5	\$17,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 15%</i>								
<i>Location : All Facades</i>								
Masonry: Limestone	5%	Now	\$66,600	LIFE	**	5	\$800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Quoins</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	3%			2032	**	5	\$2,000	
Wood	5%	Now	\$57,600	2032	**	5	\$2,600	
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	90%	0-2	\$27,500	2035	**	5	\$900	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : All Facades</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
Wood	10%	Now	\$5,900	2052	**	5	\$1,000	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								

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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 EDUCATIONAL SERVICES-#11**  
**Asset # : 2347**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	60%	0-2	\$101,500	LIFE	**	5	\$12,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : All Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	30%	0-2	\$27,000	LIFE	**	5	\$800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Copings, Extent : Severe, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
Masonry: Limestone	10%	0-2	\$21,300	LIFE	**	5	\$300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 28%</i>								
<i>Location : All Facades</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Roof								
Copper/Terne	5%			2042	**	10	\$1,000	
Slate	95%	Now	\$13,800	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$1,000	LIFE	**	5	\$1,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%			2030	\$8,900	5	\$400	
Quarry Tile	30%	Now	\$7,900	2032	**	5	\$2,000	
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Large Animal Run</i>								
<i>Explanation : Misplaced Floor Drain Causing Flooding In Corridors</i>								
Vinyl Tile	60%	0-2	\$46,600	2037	**	3	\$2,000	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout</i>								

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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 EDUCATIONAL SERVICES-#11**  
**Asset # : 2347**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	5%	Now	\$8,900	2030	\$17,700	5	\$300	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Tortoise Holding</i>								
Gypsum Board	20%	Now	\$2,100	LIFE	**	5	\$1,500	
<i>Worn/Eroded, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Base Of Walls In Corridors</i>								
Plaster	35%			LIFE	**	5	\$1,300	
Plywood/Hardboard	40%			LIFE	**			
<b>Ceilings</b>								
AcousTileConcealSpLn	10%	0-2	\$700	2032	**	5	\$500	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Classroom</i>								
Gypsum Board	60%			LIFE	**	5	\$6,600	
Plaster	30%			LIFE	**	5	\$1,600	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2027	\$1,500	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 100 Amperes</i>								
<b>Transformers</b>								
Dry Type	100%			2025	\$16,500	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : One 30 Kilovolt-ampere, 480hv-208/120lv</i>								
<b>Raceway</b>								
Conduit	100%			2027	\$32,700	1		
<b>Panelboards</b>								
Molded Case Bkrs	100%			2043	**	5	\$200	
<b>Wiring</b>								
Braided Cloth	70%	2-4	\$20,200	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2047	**	1		

**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 EDUCATIONAL SERVICES-#11**  
**Asset # : 2347**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	95%			2022	\$63,700	10	\$5,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Incandescent	5%			2022	\$3,400	2		
<b>Egress Lighting</b>								
Emergency, Battery	50%			2022	\$4,500	10	\$800	
Exit, Service	50%			2022	\$500	1		
<b>Exterior Lighting</b>								
Incandescent	20%			2022	\$4,300	2		
No Component	80%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%			2022	\$4,100	1	\$500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Intrusion Alarm Only</i>						
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Natural Gas	100%			2037	* *	1		
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2025	\$48,400	1	\$3,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Units</i>						
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2026	\$9,800	4	\$500	
<b>Terminal Devices</b>								
Air Handler	60%			2022	\$52,900	1	\$2,400	
Convactor/Radiator	40%			2025	\$13,400	1	\$800	
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2035	* *	1		
<b>Conversion Equipment</b>								
Split Unit	20%			2022	\$26,800			
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>						
		<i>Location : 1st Floor</i>						
Window/Wall Unit	30%			2021	\$3,900	1		
No Component	50%							

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Terminal Devices</b>								
	Air Handler/Cool/Ht	20%			2022	\$7,000	1	\$800
	No Component	80%						
<b>Heat Rejection</b>								
	Air Cooled Condenser Unit	20%			2027	\$1,300	2	\$900
	No Component	80%						
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,600
<b>Exhaust Fans</b>								
	Interior	100%			2022	\$22,300	2	\$200
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%			2027	\$46,800	1	
<b>Water Heater</b>								
	Gas Fired	100%			2025	\$3,800	2	\$100
<b>Sanitary Piping</b>								
	Cast Iron	100%	Now	\$18,400	LIFE	**	1	
			<i>Corroded, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Throughout</i>					
<b>Sump Pump(s)</b>								
	Submersible	100%			2021	\$200	4	\$200
<b>Fixtures</b>								
	Generic	100%						

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BRONX ZOO ELEPHANT HOUSE-#37  
**Address** : BRONX RIVER PKWY AND FORDHAM RD  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DCA0005.370 / 2352 **Yr Built/Renovated** : 1905 / 1999  
**Area Sq Ft** : 14,320 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 01-Feb-2016 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 3120 **Lot** : 20 **BIN** : 2116680

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$336,300	
Interior Architecture	\$36,500	\$50,200
Electrical		\$133,500
Mechanical	\$268,200	\$125,500
<b>Total</b>	<b>\$641,000</b>	<b>\$309,200</b>
Importance Code A	\$336,300	\$58,700
Importance Code B	\$268,200	\$250,600
Importance Code C	\$36,500	
<b>Total</b>	<b>\$641,000</b>	<b>\$309,200</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$42,700	\$33,600		
Interior Architecture	\$21,200	\$6,100	\$62,400	\$700
Electrical	\$8,000	\$1,800	\$1,300	\$1,300
Mechanical	\$13,100	\$4,200	\$2,700	\$1,700
<b>Total</b>	<b>\$84,900</b>	<b>\$45,700</b>	<b>\$66,400</b>	<b>\$3,700</b>
Importance Code A	\$43,400	\$34,400	\$700	\$700
Importance Code B	\$41,500	\$11,300	\$65,700	\$2,900
Importance Code C				
<b>Total</b>	<b>\$84,900</b>	<b>\$45,700</b>	<b>\$66,400</b>	<b>\$3,700</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast Stone/Terra Cotta	2%	0-2	\$7,300	LIFE	**	5	\$3,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Banding At Rotunda</i>								
Masonry: Brick	3%	Now	\$6,100	LIFE	**	5	\$600	
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Electrical Room Entrance</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
Masonry: Granite	5%			LIFE	**	5	\$700	
Masonry: Limestone	85%	Now	\$229,700	LIFE	**	5	\$12,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Within Cupola Above Central Dome</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Facades</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Facades</i>								
Window Wall	5%			2037	**	5	\$3,700	
<b>Windows</b>								
Wood	100%	0-2	\$13,000	2035	**	5	\$3,800	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Clerstory Windows</i>								
<b>Parapets</b>								
Masonry: Limestone	100%	Now	\$16,300	LIFE	**	5	\$1,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cornice</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Perimeter Cornice</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Copper/Terne	80%			2062	**	10	\$31,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Replaced In 2014</i>								
Skylight, Metal/Glass	20%	Now	\$106,600	2037	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rotunda</i>								

**Interior**

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	20%			2023	\$60,300	3	\$6,200	
Cast in Place Concrete	20%			LIFE	**	5	\$9,100	
Quarry Tile	35%			2032	**	5	\$10,900	
Vinyl Tile	25%			2027	\$50,200	3	\$2,600	
<b>Interior Walls</b>								
Cast Stone/Terra Cotta	30%			LIFE	**			
Fiberglass Panel	5%			LIFE	**			
Masonry: Brick	45%	Now	\$36,500	LIFE	**			
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rhino Exhibit And South Entry Vestibule</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Entry Vestibule</i>								
Masonry: Limestone	10%			LIFE	**			
Metal Panel	5%			LIFE	**			
Wood	5%			LIFE	**	5	\$3,700	
<b>Ceilings</b>								
AcousTileConcealSpLn	5%			2032	**	5	\$1,300	
Masonry: Infill Arch	95%	0-2	\$20,600	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Entry Vestibule</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Over 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2037	**	3		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 600 Amperes, 4,160v</i>								
<b>Transformers</b>								
Dry Type	100%			2032	**	3	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 300 Kilovolt-ampere, 4,160 Hv - 480/277 Lv</i>								
<b>Feeders</b>								
Cable	100%			2035	**	1		
<b>Raceway</b>								
Conduit	100%			2037	**	1		
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2037	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes.</i>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Under 600 Volts								
Transformers								
	Dry Type	75%			2032	**	5	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 112 Kilovolt-ampere 480 Hv - 208/120 Lv, And One 15 Kilovolt-ampere 480 Hv - 208/120 Lv</i>								
	Dry Type	25%			2044	**	5	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 75 Kilovolt-ampere, 480/2018/120 Volts</i>								
Switchgear / Switchboard								
	Molded Case Bkrs	100%			2037	**	5	\$400
Raceway								
	Conduit	100%			2037	**	1	
Panelboards								
	Fused Disc Sw	5%			2035	**	5	
	Molded Case Bkrs	95%			2035	**	5	\$400
Wiring								
	Thermoplastic	100%			2037	**	1	
Motor Controllers								
	Locally Mounted	100%			2032	**	5	\$100
Ground								
Grounding Devices								
	Not Accessible	100%						
Stand-by Power								
Transfer Switches								
	Automatic	100%			2032	**	1	\$4,400
Generators								
	Diesel	100%			2030	\$83,000	1	\$5,600
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Emergency Generator Rated At 125 Kilowatts</i>								
Batteries								
	Nickel Cadmium	100%			2021	\$1,700	5	\$3,200
Fuel Storage								
	Main Tank	100%			2042	**	5	\$400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room / Electrical Room</i>								
<i>Explanation : 280 Gallon Rated Capacity</i>								
Lighting								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	75%			2035	**	10	\$9,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	15%			2035	**	10	\$2,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exhibit</i>								
HID	10%			2027		10		
<b>Egress Lighting</b>								
Emergency, Service Exit, LED	50%			2027	\$4,000	1		
	50%	Now	\$3,400	2067	**	1		
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<b>Exterior Lighting</b>								
Fluorescent	10%			2027	\$5,200	10	\$100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
No Component	90%							
<b>Alarm</b>								
Fire/Smoke Detection No Component Generic, Analog	70%			2027	\$50,500	1-3	\$2,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Stations And Alarm Bells Only</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Natural Gas	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Cogeneration Hot Water From Power Plant To Warm-up The Boilers</i>								
Conversion Equipment Hot Water Boiler	50%			2025	\$58,700	1	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units And 1 Cogenerated Hot Water Heat Exchanger.</i>								
Hot Water Boiler	50%			2044	**	1	\$3,500	
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%	Now	\$2,400	2035	**	4	\$700	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Valves And Piping In Basement</i>								

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Terminal Devices								
Air Handler	100%			2022	\$214,000	1	\$8,900	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,000	
Exhaust Fans								
Interior	100%			2022	\$54,200	2	\$400	
<b>Plumbing</b>								
H/C Water Piping								
Galvanized Steel	100%	Now	\$6,700	2025	\$66,800	1		
		<i>Corroded, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Basement</i>						
HW Heat Exchanger								
Steam Fired	100%	Now	\$2,400	2027	\$24,200	4	\$1,400	
		<i>Corroded, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Basement</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2022	\$2,300	4	\$500	
Backflow Preventer								
Not Accessible	100%							
Fixtures								
Generic	100%							

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

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

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

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BRONX ZOO FARM APARTMENTS  
**Address** : BRONX RIVER PKWY AND FORDHAM RD  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DCA0005.930 / 2363 **Yr Built/Renovated** : 1935 / 2007  
**Area Sq Ft** : 16,750 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 04-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 3120 **Lot** : 20 **BIN** : 2116676

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$194,500	
Electrical	\$49,700	\$151,600
Mechanical		\$121,900
<b>Total</b>	<b>\$244,200</b>	<b>\$273,500</b>
Importance Code A	\$194,500	
Importance Code B	\$49,700	\$273,500
<b>Total</b>	<b>\$244,200</b>	<b>\$273,500</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$6,900	\$2,600		\$2,500
Interior Architecture		\$3,500	\$3,100	
Electrical	\$35,700	\$22,200	\$1,200	\$1,200
Mechanical	\$2,100	\$24,400	\$2,600	\$1,400
<b>Total</b>	<b>\$44,700</b>	<b>\$52,800</b>	<b>\$6,900</b>	<b>\$5,000</b>
Importance Code A	\$7,800	\$3,500	\$800	\$3,300
Importance Code B	\$36,900	\$49,300	\$6,100	\$1,700
Importance Code C				
<b>Total</b>	<b>\$44,700</b>	<b>\$52,800</b>	<b>\$6,900</b>	<b>\$5,000</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	2%			2047	**	10	\$900	
Masonry: Brick	80%	Now	\$136,800	LIFE	**	5	\$14,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Loading Docks</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North, South And East Facades</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Metal Panel	5%			2037	**	5-10	\$6,200	
Metal Sect. OHD	5%			2040	**	5	\$2,800	
Slate Panels	5%	Now	\$2,500	LIFE	**	5	\$700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Floor</i>								
Weathering Steel	3%			LIFE	**	1		
Windows								
Aluminum	75%			2049	**	5	\$4,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Steel	25%	0-2	\$4,500	2035	**	5	\$10,300	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout West Facade</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout West Facade</i>								
Roof								
Copper/Terne	2%			2042	**	10	\$900	
Slate	43%	Now	\$40,400	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : West Building</i>								
<i>Explanation : Roof Area Is Over Directors House</i>								
Slate	55%	0-2	\$17,200	LIFE	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Building</i>								
<i>Explanation : Roof Area Is Over Curatorial Apartments</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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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 FARM APARTMENTS**  
**Asset # : 2363**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	25%			2026	\$83,100	3	\$9,400	
Cast in Place Concrete	5%			LIFE	**	5	\$2,700	
Ceramic Tile	5%			2030	\$25,200	5	\$1,200	
Wood	15%			2042	**	5	\$7,000	
Not Accessible	50%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Directors House</i>								
<i>Explanation : Private Access Only</i>								
<b>Interior Walls</b>								
Gypsum Board	15%			LIFE	**	5	\$2,000	
Plaster	35%			LIFE	**	5	\$2,400	
Not Accessible	50%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Directors House</i>								
<i>Explanation : Private Access Only</i>								
<b>Ceilings</b>								
Gypsum Board	20%			LIFE	**	5	\$6,200	
Plaster	30%			LIFE	**	5	\$4,700	
Not Accessible	50%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Directors House</i>								
<i>Explanation : Private Access</i>								
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2027	\$5,000	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Main Service Switch Rated At 400 Amperes.</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2027	\$101,900	5	\$100	
<b>Raceway</b>								
Conduit	100%			2027	\$29,000	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2026	\$1,600	5		
Molded Case Bkrs	95%			2026	\$29,600	5	\$400	
<b>Wiring</b>								
Braided Cloth	50%	2-4	\$24,400	2052	**	1		
<i>Insulation Damaged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2027	\$14,600	1		
Thermoplastic	20%			2037	**	1		

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2025	\$30,700	5	\$100	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,900	LIFE	**	5	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Water Main</i>						
		<i>Explanation : Corroded</i>						
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	**	1	\$5,200	
Generators								
Diesel	100%			2040	**	1	\$6,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : Emergency Generator No Available Nameplate Ratings</i>						
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$600	
Fuel Storage								
Main Tank	100%			2062	**	5	\$500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 300 Gallons Rated Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	50%			2022	\$49,700	10	\$7,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	50%			2027	\$49,700	10	\$7,700	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Exterior Lighting								
Incandescent	20%			2022	\$11,200	2		
No Component	80%							

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Fuel Oil No 2	100%			2047	**	5	\$5,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : (3) 250 Gallon Oil Tanks</i>						

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Heating</b>								
	Conversion Equipment Hot Water Boiler	100%			2032	* *	1	\$8,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ground Level Boiler Room And Basement</i>								
<i>Explanation : (2) #2 Oil Burning Boilers</i>								
	Distribution Hot Wtr Piping/Pump	100%			2035	* *	4	\$800
	Terminal Devices Convactor/Radiator	100%			2032	* *	1	\$5,400
<b>Air Conditioning</b>								
	Energy Source Electricity	100%			2035	* *	1	
	Conversion Equipment Window/Wall Unit	60%			2022	\$20,400	1	
	No Component	40%						
<b>Plumbing</b>								
	H/C Water Piping Brass/Copper	100%			2027	\$121,900	1	
	HW Heat Exchanger Steam Fired	100%			2047	* *	4	\$1,700
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ground Level And Basement Boiler Rooms</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ground Floor And Basement Boiler Rooms</i>								
<i>Explanation : 2 Domestic Hot Water Tanks With Hot Water Coils</i>								
	Sanitary Piping Cast Iron	100%			LIFE	* *	1	
	Sump Pump(s) Submersible	100%			2021	\$600	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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BRONX ZOO GIRAFFE BUILDING  
**Address** : BRONX RIVER PKWY AND FORDHAM RD  
**Borough** : BRONX Agency's Number : N/A  
**Program / Asset #** : DCA0005.560 / 2333 Yr Built/Renovated : 1980 /  
**Area Sq Ft** : 8,020 Project Type : CULTURAL AFFAIRS  
**Date of Survey** : 02-Feb-2016 Landmark Status : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 3120 Lot : 20 BIN : 2116681

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture		\$151,300
Interior Architecture		\$77,300
Electrical		\$132,200
Mechanical	\$120,400	
<b>Total</b>	<b>\$120,400</b>	<b>\$360,800</b>
Importance Code A	\$54,300	\$151,300
Importance Code B	\$66,100	\$209,500
<b>Total</b>	<b>\$120,400</b>	<b>\$360,800</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$50,300	\$2,200		
Interior Architecture	\$26,100			
Electrical	\$100	\$100		
Mechanical	\$4,000	\$24,200	\$1,600	\$800
<b>Total</b>	<b>\$80,500</b>	<b>\$26,500</b>	<b>\$1,600</b>	<b>\$800</b>
Importance Code A	\$50,400	\$2,600	\$400	\$400
Importance Code B	\$30,100	\$23,900	\$1,200	\$400
Importance Code C				
<b>Total</b>	<b>\$80,500</b>	<b>\$26,500</b>	<b>\$1,600</b>	<b>\$800</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**BRONX ZOO GIRAFFE BUILDING**  
**Asset # : 2333**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Concrete Masonry Unit	90%			LIFE	**	5	\$12,000	
Metal Panel	5%			2037	**	5-10	\$7,300	
Window Wall	5%	0-2	\$16,000	2037	**	5	\$2,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mullions At Main Entrance</i>								
<b>Windows</b>								
Aluminum	100%	0-2	\$23,300	2035	**	5	\$300	
<i>Glazing Clouded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Concrete Masonry Unit	95%			LIFE	**	5	\$2,000	
Metal Panel	5%			2037	**	5	\$400	
<b>Roof</b>								
Modified Bitumen	75%			2027		10	\$10,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Recently Resurfaced</i>								
Skylight, Metal/Glass	5%	0-2	\$11,000	2037	**			
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Viewing Area</i>								
Skylight, Plastic	20%			2032	**	1		
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	35%			LIFE	**	5	\$9,200	
Panel/Paver: Cer/Brk	35%	Now	\$20,700	2035	**	5	\$4,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Public Space And Public Entrance</i>								
Quarry Tile	15%	0-2	\$5,400	2032	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Public Space</i>								
Steel Grating	15%			2037	**	1		
<b>Interior Walls</b>								
Concrete Masonry Unit	80%			LIFE	**	5	\$2,100	
Plaster	20%			LIFE	**	5	\$400	
<b>Ceilings</b>								
Fiber Board	75%			2027			\$77,300	
Plaster	20%			LIFE	**	5	\$1,900	
Wood	5%			LIFE	**	5	\$6,600	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2027	\$2,600	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 200 Amperes.</i>								
<hr/>								
Transformers								
Dry Type	100%			2032	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : One 45 Kilovolt-ampere 480hv-208/120lv</i>								
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$84,600	5	\$200	
<hr/>								
Raceway								
Conduit	100%			2027	\$14,500	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2026	\$800	5		
Molded Case Bkrs	95%			2026	\$14,800	5	\$200	
<hr/>								
Wiring								
Thermoplastic	100%			2027	\$19,000	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2025	\$30,700	5	\$100	
<hr/>								
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<hr/>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	90%			2027	\$42,900	10	\$6,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Fluorescent	10%			2027	\$4,800	10	\$700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exhibits</i>								
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2027	\$5,600	10	\$1,000	
Exit, Service	50%			2027	\$1,400	1		
<hr/>								
Exterior Lighting								
HID	30%			2027	\$9,500	10		
No Component	70%							

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

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**  
**BRONX ZOO GIRAFFE BUILDING**  
**Asset # : 2333**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Energy Source								
Natural Gas	10%			2037	**	1		
Interruptible Gas/Dual Fuel	90%	Now	\$200	2037	**	1		
<i>Not in Service, Extent : Severe, Area Affected : 5%</i> <i>Location : Oil Control Box, Boiler Room</i>								
<b>Conversion Equipment</b>								
Furnace	10%	Now	\$100	2027	\$1,800	1	\$400	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i> <i>Location : Wild Dog Area</i> <i>Other Observation, Extent : Light, Area Affected : 10%</i> <i>Location : Wild Dog Area, 1st Floor</i> <i>Explanation : 1 Unit</i>								
Hot Water Boiler	90%	0-2	\$54,300	2047	**	1	\$3,200	
<i>Boiler Used For Hot Water, Extent : Light, Area Affected : 100%</i> <i>Location : Boiler</i> <i>On Extended Life, Extent : Severe, Area Affected : 90%</i> <i>Location : Boiler Room</i> <i>Other Observation, Extent : Light, Area Affected : 90%</i> <i>Location : Boiler Room</i> <i>Explanation : 1 Unit</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	90%			2035	**	4	\$400	
No Component	10%							
<b>Terminal Devices</b>								
Air Handler	60%	Now	\$3,300	2022	\$66,100	1	\$2,700	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i> <i>Location : For Interviewing Area</i>								
Convactor/Radiator	10%			2032	**	1	\$300	
Fan Coil Unit/Heat	20%			2027	\$23,500	1	\$500	
No Component	10%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2035	**	1		
<b>Conversion Equipment</b>								
Window/Wall Unit	2%			2021	\$300	1		
No Component	98%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,500	
Exhaust Fans								
Interior	70%			2022	\$19,500	2	\$200	
Roof	30%			2022	\$3,900	2	\$100	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Plumbing								
	Water Heater							
	Electric	100%			2025	\$6,900	4	\$100
	Sanitary Piping							
	Cast Iron	100%			LIFE	* *	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	* *	1	
	Fixtures							
	Generic	100%						

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



Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BRONX ZOO GRAPHICS BUILDING  
**Address** : BRONX RIVER PKWY AND FORDHAM RD  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DCA0005.430 / 2331 **Yr Built/Renovated** : 1935 / 2002  
**Area Sq Ft** : 9,690 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 03-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 3120 **Lot** : 20 **BIN** : 2116682

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$174,600	
Electrical	\$2,000	\$5,100
Mechanical	\$72,900	\$35,500
<b>Total</b>	<b>\$249,500</b>	<b>\$40,500</b>
Importance Code A	\$247,500	
Importance Code B	\$2,000	\$40,500
<b>Total</b>	<b>\$249,500</b>	<b>\$40,500</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$39,500	\$1,700		
Interior Architecture	\$52,300		\$79,700	\$200
Electrical	\$100	\$200	\$300	\$100
Mechanical	\$1,700	\$12,900	\$900	\$700
<b>Total</b>	<b>\$93,500</b>	<b>\$14,800</b>	<b>\$80,900</b>	<b>\$1,000</b>
Importance Code A	\$39,500	\$2,200	\$600	\$500
Importance Code B	\$54,100	\$12,600	\$80,300	\$500
Importance Code C				
<b>Total</b>	<b>\$93,500</b>	<b>\$14,800</b>	<b>\$80,900</b>	<b>\$1,000</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$79,200	LIFE	**	5	\$6,700	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : West Entrance And East Stairs</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Entrance</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entire Facility Under Construction. Slated For Completion On Jan 2017. Report To Follow From April 2012 Survey</i>								
<i>Explanation : Under Construction</i>								
Masonry: Brick	75%	Now	\$95,400	LIFE	**	5	\$10,100	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Near Basement Entrance</i>								
Stucco Cement	10%			2032	**	5	\$3,400	
Wood	5%	Now	\$11,100	2040	**	5	\$1,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Main Entrance</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Main Entrance</i>								
Windows								
Aluminum	35%			2035	**	5	\$500	
Wood	65%	Now	\$25,200	2052	**	5	\$4,300	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$200	
Masonry: Brick	95%	0-2	\$3,200	LIFE	**	5	\$500	
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Skylight, Plastic	3%			2032	**	1		
Not Accessible	97%							

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**BRONX ZOO GRAPHICS BUILDING**  
**Asset # : 2331**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Interior</b>									
<b>Floors</b>									
Carpet	40%			2023	\$76,800	3	\$8,700		
Cast in Place Concrete	40%			LIFE	**	5	\$12,600		
Ceramic Tile	10%	0-2	\$29,200	2042	**	5	\$700		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : First Floor</i>									
<i>Deteriorated Finish, Extent : Severe, Area Affected : 25%</i>									
<i>Location : First Floor</i>									
Vinyl Tile	10%	0-2	\$2,600	2032	**	3	\$500		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Second Floor</i>									
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Second Floor</i>									
<b>Interior Walls</b>									
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	**				
<b>Ceilings</b>									
Exposed Concrete	30%			LIFE	**	5	\$700		
Exposed Concrete	5%	Now	\$9,700	LIFE	**	5	\$100		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Beam Over Second Floor Exit</i>									
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Boiler Room</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Second Floor Offices</i>									
Gypsum Board	15%			LIFE	**	5	\$2,700		
Gypsum Board	10%	Now	\$3,000	LIFE	**	5	\$1,800		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : 2002 Addition</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : 2002 Addition</i>									
Plaster	40%	0-2	\$7,900	LIFE	**	5	\$3,600		
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Along Perimeter Of Second Floor</i>									

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Under 600 Volts</b>									
<b>Service Equipment</b>									
Molded Case Bkrs	100%			2053	**	5	\$300		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Switch Rated At 400 Amperes.</i>									

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2053	**	5	\$300	
Raceway								
Conduit	70%			2027	\$22,900	1		
Conduit	30%			2053	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$1,600	5		
Molded Case Bkrs	40%			2026	\$6,200	5	\$100	
Molded Case Bkrs	50%			2049	**	5	\$100	
Wiring								
Thermoplastic	50%			2027	\$14,500	1		
Thermoplastic	50%			2053	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$15,700	5	\$100	
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
<b>Lighting</b>								
Interior Lighting								
Fluorescent	5%			2027	\$5,100	10	\$400	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Fluorescent	43%			2035	**	10	\$3,800	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	2%			2022	\$2,000	10	\$200	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
LED	50%			2035	**			
Egress Lighting								
Under Construction	100%							
Exterior Lighting								
Under Construction	100%							
<b>Alarm</b>								
Fire/Smoke Detection								
Under Construction	100%							

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Hot Water Boiler	100%	0-2	\$72,900	2047	**	1	\$4,300	
<i>Corroded, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump Under Construction	70%			2035	**	4	\$300	
	30%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Entire 3rd Floor Is Under Construction</i>								
Terminal Devices								
Convactor/Radiator Under Construction	70%			2025	\$35,500	1	\$2,200	
	30%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Entire 3rd Floor Is Under Construction</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	30%			2022	\$5,900	1		
No Component	30%							
Under Construction	40%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Roof</i>								
<i>Explanation : Rtu Replacement</i>								
Ventilation								
Distribution								
No Component	60%							
Under Construction	40%							
Exhaust Fans								
Roof	40%			2022	\$6,300	2	\$100	
Wall Unit	20%			2027	\$700	2	\$100	
No Component	40%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Gas Fired	100%			2027	\$5,800	2	\$100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Plumbing								
	Sanitary Piping							
	Cast Iron	20%	0-2	\$1,400	LIFE	**	1	
		<i>Corroded, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : Basement</i>						
	Cast Iron	80%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%			2027	\$4,600	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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BRONX ZOO JUNGLE WORLD  
**Address** : BRONX RIVER PKWY AND FORDHAM RD  
**Borough** : BRONX Agency's Number : N/A  
**Program / Asset #** : DCA0005.880 / 2361 Yr Built/Renovated : 1985 /  
**Area Sq Ft** : 18,350 Project Type : CULTURAL AFFAIRS  
**Date of Survey** : 04-Feb-2016 Landmark Status : NONE  
**Areas Surveyed** : Roof, Floors 1,2,3  
**Block** : 3120 Lot : 20 BIN : 2116683

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$514,500	\$613,200
Interior Architecture	\$62,800	\$84,000
Electrical		\$389,600
Mechanical	\$434,700	\$296,200
<b>Total</b>	<b>\$1,012,100</b>	<b>\$1,382,900</b>
Importance Code A	\$514,500	\$613,200
Importance Code B	\$497,500	\$769,800
<b>Total</b>	<b>\$1,012,100</b>	<b>\$1,382,900</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$22,300	\$24,400		
Interior Architecture	\$200	\$3,900	\$132,500	\$200
Electrical	\$4,700	\$2,500	\$2,300	\$2,600
Mechanical	\$56,000	\$7,300	\$9,000	\$6,600
<b>Total</b>	<b>\$83,200</b>	<b>\$38,200</b>	<b>\$143,900</b>	<b>\$9,400</b>
Importance Code A	\$23,200	\$25,400	\$900	\$900
Importance Code B	\$59,900	\$12,800	\$143,000	\$8,500
Importance Code C				
<b>Total</b>	<b>\$83,200</b>	<b>\$38,200</b>	<b>\$143,900</b>	<b>\$9,400</b>



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	5%			LIFE	**	5	\$5,600		
Masonry: Brick Cavity	80%	0-2	\$141,000	LIFE	**	5	\$18,000		
<i>Expansion Jnt Failure, Extent : Light, Area Affected : 20%</i>									
<i>Location : All Facades</i>									
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : East Facade</i>									
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : East Facade</i>									
<i>Vegetation Growth, Extent : Moderate, Area Affected : 35%</i>									
<i>Location : All Facades</i>									
Metal Panel	10%			2037	**	5-10	\$15,500		
Window Wall	5%			2037	**	5	\$4,200		
Windows									
Metal Louvers	100%			2030		10			
Parapets									
Masonry: Brick	10%	Now	\$1,500	LIFE	**	5	\$100		
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Rusting Masonry Supt, Extent : Light, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
Metal Panel	2%			2037	**	5	\$100		
No Component	88%								
Roof									
Built-Up (BUR)	10%	Now	\$92,900	2037	**				
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Lower Roof With Mechanical Equipment - Abutting Cogen Plant</i>									
Metal Panel	15%			2032	**	10	\$18,100		
Sloped Glazing	70%	Now	\$280,600	LIFE	**	5	\$613,200		
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Over Exhibition Space</i>									
Traffic Topping	5%	Now	\$20,800	2037	**				
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Over Kitchen</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Over Kitchen</i>									
Interior									
Floors									
Carpet	35%			2023		3	\$14,400		
Cast in Place Concrete	45%			LIFE	**	5	\$27,000		
Ceramic Tile	5%			2030		5	\$1,400		
Vinyl Tile	5%			2027		3	\$700		
Wood	10%			2042	**	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.

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Exhibit Areas</i>								
<i>Explanation : Hand Painted Murals</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%			2032	**	5	\$2,700	
Exposed Concrete	20%			LIFE	**	5	\$900	
Exposed Struc: Wood	35%	2-4	\$62,800	LIFE	**			
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Exhibit Areas</i>								
Wood	35%			LIFE	**	5	\$84,000	
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2037	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 800 Amperes</i>								
<b>Transformers</b>								
Dry Type	100%			2025	\$16,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st And 2nd Floor</i>								
<i>Explanation : One 30 Kilovolt-ampere, 480hv-208/120lv And Three 15 Kilovolt-ampere, 480hv-208/120lv</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2037	**	5	\$100	
<b>Raceway</b>								
Conduit	50%			2027	\$14,500	1		
Conduit	50%			2037	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2035	**	5		
Fused Disc Sw	10%			2026	\$3,100	5		
Molded Case Bkrs	55%			2026	\$17,100	5	\$300	
Molded Case Bkrs	30%			2035	**	5	\$100	
<b>Wiring</b>								
Thermoplastic	30%			2037	**	1		
Thermoplastic	70%			2027	\$34,100	1		

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Motor Controllers								
Locally Mounted	30%			2032	**	5		
Motor Control Center	70%			2025	\$21,500	5	\$400	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2032	**	1	\$5,700	
Generators								
Diesel	100%			2030	\$76,300	1	\$7,100	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Emergency Diesel Generator Rated At 235 Kilowatts</i>					
<b>Batteries</b>								
Lead/Acid	100%			2021	\$1,600	5	\$700	
<b>Fuel Storage</b>								
Day Tank	50%			2035	**	5	\$1,700	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : 25 Gallons Rated Capacity</i>					
Main Tank	50%			2042	**	5	\$300	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : 5000 Gallons Rated Capacity</i>					
<b>Lighting</b>								
Interior Lighting								
Fluorescent	30%			2027	\$32,700	10	\$5,000	
			<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Exhibits Area</i>					
Fluorescent	50%			2035	**	10	\$8,400	
			<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Incandescent	20%			2027	\$48,400	2	\$100	
<b>Egress Lighting</b>								
Emergency, Service	40%			2027	\$3,800	1		
Emergency, Battery	10%			2027	\$2,600	10	\$400	
Exit, Service	50%			2027	\$3,200	1		
<b>Exterior Lighting</b>								
HID	30%			2027	\$21,700	10		
No Component	70%							
<b>Alarm</b>								
Fire/Smoke Detection								
Generic, Digital	100%			2027	\$198,100	1-3	\$11,700	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Smoke Detectors, Alarm Bells, Strobe Lights, Manual Pull Stations, Horns</i>					

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2037	**	1		
Conversion Equipment								
Hot Water Boiler	50%			2032	**	1	\$4,500	
Hot Water Boiler	50%			2044	**	1	\$4,500	
Distribution								
Hot Wtr Piping/Pump	100%			2035	**	4	\$900	
Terminal Devices								
Air Handler	90%	2-4	\$226,700	2037	**	1	\$9,200	
			<i>On Extended Life, Extent : Moderate, Area Affected : 90%</i>					
			<i>Location : Basement And Second Floor Fan Rooms</i>					
Fan Coil Unit/Heat	10%	2-4	\$26,800	2037	**	1	\$500	
			<i>On Extended Life, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Hallway And Vestibule</i>					
<b>Air Conditioning</b>								
Energy Source								
Electricity	30%			2035	**	1		
Steam/HW System	70%			2037	**	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	70%			2030	\$296,200	1	\$13,900	
			<i>Other Observation, Extent : Light, Area Affected : 70%</i>					
			<i>Location : Co-gener Plant</i>					
			<i>Explanation : Refrigerant Lithium Bromide. Installed In Adjacent Building</i>					
Exterior Pkg Unit - Cooling	10%			2027	\$14,500	2	\$100	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Outside</i>					
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	70%			2037	**	4	\$1,000	
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	70%			2022	\$112,500	1	\$7,900	
No Component	30%							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Water Cooling Tower	70%			2021	\$38,100	2	\$12,900	
<i>Corroded, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Moderate Deterioration Evident</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Adjacent To Cogen Plant</i>								
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Outside</i>								
<i>Explanation : Has Been Disconnected. Replacement Has Scheduled.</i>								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,200	
Exhaust Fans								
Interior	90%			2022	\$57,400	2	\$500	
<i>On Extended Life, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Basement</i>								
Roof	10%			2022	\$3,000	2	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
HW Heat Exchanger								
Steam Fired	30%	Now	\$8,600	2057	**	4	\$500	
<i>Leak Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 1 Damaged Unit, Mechanical Room</i>								
Steam Fired	70%			2053	**	4	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$13,100	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Hv2 Room</i>								
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2021	\$600	4	\$600	
Pool Filter/Treatment								
Sand	100%			2032	**	4	\$4,500	
Sewage Ejector(s)								
Electric	100%			2027	\$5,200	4	\$700	

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

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

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BRONX ZOO MADAGASCAR! (FORMER LIONS HOUSE)  
**Address** : BRONX RIVER PKWY AND FORDHAM RD  
**Borough** : BRONX Agency's Number : N/A  
**Program / Asset #** : DCA0005.290 / 1576 Yr Built/Renovated : 1905 / 2008  
**Area Sq Ft** : 40,268 Project Type : CULTURAL AFFAIRS  
**Date of Survey** : 01-Feb-2016 Landmark Status : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 3120 Lot : 20 BIN : 2116684

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$68,800	
Interior Architecture		\$47,000
<b>Total</b>	<b>\$68,800</b>	<b>\$47,000</b>
Importance Code A	\$68,800	
Importance Code B		\$47,000
<b>Total</b>	<b>\$68,800</b>	<b>\$47,000</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$84,800	\$4,800	\$12,700	
Interior Architecture	\$13,200	\$3,000	\$100	
Electrical	\$5,500	\$22,300	\$6,800	\$5,500
Mechanical	\$4,900	\$2,600	\$7,000	\$4,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$112,300</b>	<b>\$36,600</b>	<b>\$30,600</b>	<b>\$14,000</b>
Importance Code A	\$85,400	\$5,500	\$13,300	\$600
Importance Code B	\$20,500	\$30,800	\$17,300	\$13,400
Importance Code C	\$6,400	\$300		
<b>Total</b>	<b>\$112,300</b>	<b>\$36,600</b>	<b>\$30,600</b>	<b>\$14,000</b>



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

**Asset # : 1576**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	40%	Now	\$17,700	LIFE	**	5	\$6,800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Retaining Wall - North West Corner</i>								
Masonry: Brick Cavity	20%			LIFE	**	5	\$3,400	
Masonry: Granite	10%			LIFE	**	5	\$1,300	
Masonry: Limestone	15%	Now	\$15,800	LIFE	**	5	\$1,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Wall At Mechanical Room</i>								
Metal Panel	15%			2047	**	5-10	\$17,500	
Windows								
Metal Louvers	12%			2036	**	10	\$2,200	
Wood	88%			2043	**	5	\$25,300	
Parapets								
Masonry: Brick	10%			LIFE	**	5	\$300	
Masonry: Limestone	50%	0-2	\$19,300	LIFE	**	5	\$2,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping Stones Throughout</i>								
Metal Rail	5%			2040	**	5-10	\$2,900	
No Component	35%							
Roof								
Copper/Terne	50%	Now	\$8,300	2042	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Above Mongoose Holding Cell</i>								
Metal Panel	10%	Now	\$7,000	2040	**			
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Above Women Restroom</i>								
Paver: Asphalt	15%	Now	\$16,700	2036	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Side Of Building - Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Roof Drain And Embedded Glass Block - Above Lemur Holding Cells And Offices</i>								
Skylight, Metal/Glass	15%	Now	\$68,800	2047	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Above Small Wonders</i>								
Skylight, Plastic	10%			2040	**	1		

Interior

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

**Asset # : 1576**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	50%			LIFE	**	5	\$19,600	
Ceramic Tile	5%			2036	**	5	\$900	
Marble Panels	10%			LIFE	**	5	\$1,300	
Quarry Tile	2%			2040	**	5	\$500	
Sheet Vinyl/Rubber	20%			2032	**	5	\$5,400	
Terrazzo	3%			LIFE	**	5	\$400	
Vinyl Tile	5%			2032	**	3	\$300	
Wood	5%			2055	**	5	\$1,700	
<b>Interior Walls</b>								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	3%			2036	**	5	\$300	
Concrete Masonry Unit	50%	Now	\$6,300	LIFE	**	5	\$2,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
Glass: Special Gauge	8%			LIFE	**	1		
Masonry: Brick	15%			LIFE	**			
Masonry: Limestone	2%			LIFE	**			
Operable Wall	2%			2047	**	5	\$700	
Plaster	8%			LIFE	**	5	\$200	
Wood	2%			LIFE	**	5	\$800	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%	Now	\$400	2040	**	5	\$400	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Women Restroom</i>								
Exposed Concrete	45%	Now	\$5,900	LIFE	**	5	\$1,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lemur And Mongoose Holdings, Fuel Cell Room</i>								
Exposed Struc: Steel	5%			LIFE	**			
Plaster	15%			LIFE	**	5	\$1,700	
Wood	30%			LIFE	**	5	\$47,000	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Over 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	100%			2047	**	3	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Rated At 600 Amperes, 4,160 Volts</i>								
<b>Transformers</b>								
Dry Type	100%			2040	**	3	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 750 Kilovolt-ampere, 4,160/480/277 Volts</i>								

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

**Asset # : 1576**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Over 600 Volts</b>								
Feeders								
Cable	100%			2043	**	1		
Raceway								
Conduit	100%			2047	**	1		
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated At 1200 Amperes And 800 Amperes.</i>								
Transformers								
Dry Type	100%			2040	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 300 Kilovolt-ampere And 112 Kilovolt-ampere, 480- 208/120 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	10%			2047	**	5		
Molded Case Bkrs	90%			2047	**	5	\$1,000	
Raceway								
Conduit	100%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2043	**	5	\$100	
Molded Case Bkrs	90%			2043	**	5	\$1,000	
Wiring								
Thermoplastic	100%			2047	**	1		
Motor Controllers								
Locally Mounted	20%			2040	**	5	\$100	
Variable Frequency Drive	80%			2040	**			
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2040	**	1	\$12,400	
Generators								
Diesel	100%			2036	**	1	\$15,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 600 Amperes.</i>								
Batteries								
Nickel Cadmium	100%			2022	\$1,700	5	\$9,000	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

**Asset # : 1576**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
Fuel Storage Main Tank	100%			2055	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 1500 Gallons Rated Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	85%			2032	**	10	\$9,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2032	**	10	\$500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Incandescent	5%			2032	**	2		
LED	5%			2032	**			
<b>Egress Lighting</b>								
Emergency, Service	50%			2032	**	1		
Exit, LED	20%			2055	**	1		
Exit, Service	30%			2032	**	1		
<b>Exterior Lighting</b>								
HID	30%			2032	**	10		
No Component	70%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2032	**	1	\$4,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2032	**	1-3	\$24,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

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

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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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment Hot Water Boiler	100%			2040	**	1	\$5,900	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : 1 Unit And 2 Cogenerated Hot Water Heat Exchangers</i>								
Distribution Hot Wtr Piping/Pump	100%			2049	**	4	\$900	
Terminal Devices Air Handler	80%			2032	**	1	\$5,900	
Convector/Radiator	10%			2040	**	1	\$400	
Fan Coil Unit/Heat	10%			2032	**	1	\$400	
<b>Air Conditioning</b>								
Energy Source District Chilled Water	100%			2047	**	1		
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : From Adjacent Building ( West Administrarion . )</i>								
Distribution CW & CHW Wtr Pipe/Pump	100%			2047	**	4	\$600	
Terminal Devices Air Handler/Cool/Ht	100%			2032	**	1	\$7,400	
Heat Rejection Air Cooled Condenser Unit	100%			2035	**	2	\$8,300	
<b>Ventilation</b>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,700	
Exhaust Fans Interior	100%			2032	**	2	\$400	
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%			2047	**	1		
HW Heat Exchanger Steam Fired	100%			2047	**	4	\$1,200	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2032	**	4	\$900	
Pool Filter/Treatment Sand	100%			2040	**	4	\$3,000	
Sewage Ejector(s) Electric	100%			2035	**	4	\$1,600	
Backflow Preventer Generic	100%			2027	\$3,200	1	\$700	
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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**DEPARTMENT OF CULTURAL AFFAIRS - 126  
BRONX ZOO MADAGASCAR! (FORMER LIONS HOUSE)**

**Asset # : 1576**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : B, 1, Mezz</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression	Sprinkler							
	Generic	100%			2053		**	\$3,400
Fire Pump	Generic	100%	Now	\$400	2036		**	\$2,000
			<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Basement</i>					

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

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

Asset Name : **BRONX ZOO MAINTENANCE / PEST CONTROL**  
 Address : **BRONX RIVER PKWY AND FORDHAM RD**  
 Borough : **BRONX** Agency's Number : **N/A**  
 Program / Asset # : **DCA0005.420 / 2353** Yr Built/Renovated : **1935 / 2010**  
 Area Sq Ft : **12,600** Project Type : **CULTURAL AFFAIRS**  
 Date of Survey : **16-Feb-2016** Landmark Status : **NONE**  
 Areas Surveyed : **Roof, Floors 1,2**  
 Block : **3120** Lot : **20** BIN : **2116687**

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$1,123,100	
Electrical		\$39,000
Mechanical		\$274,100
<b>Total</b>	<b>\$1,123,100</b>	<b>\$313,100</b>
Importance Code A	\$1,123,100	
Importance Code B		\$313,100
<b>Total</b>	<b>\$1,123,100</b>	<b>\$313,100</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture		\$2,600		
Interior Architecture	\$4,100	\$6,500	\$78,000	\$100
Electrical	\$100	\$11,600		
Mechanical	\$31,500	\$9,300	\$1,700	\$1,700
<b>Total</b>	<b>\$35,700</b>	<b>\$30,000</b>	<b>\$79,600</b>	<b>\$1,800</b>
Importance Code A	\$1,200	\$3,800	\$1,200	\$1,200
Importance Code B	\$30,500	\$26,100	\$78,400	\$500
Importance Code C	\$4,000			
<b>Total</b>	<b>\$35,700</b>	<b>\$30,000</b>	<b>\$79,600</b>	<b>\$1,800</b>



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

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

**Asset # : 2353**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Alum/Vinyl Siding	60%	Now	\$853,100	2057	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Is Actually Composition Siding</i>								
Masonry: Granite	5%			LIFE	**	5	\$1,500	
Stucco Cement	5%			2032	**	5	\$5,100	
Wood	30%	Now	\$270,000	2032	**	5	\$30,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Component Is Actually Wood Shingles</i>								
<b>Windows</b>								
Aluminum	100%			2035	**	5	\$4,700	
<b>Roof</b>								
Asphalt Shingle	95%			2036	**	10	\$5,600	
Skylight, Plastic	5%			2032	**	1		
<b>Interior</b>								
<b>Floors</b>								
Carpet	25%			2023	\$75,100	3	\$8,500	
Cast in Place Concrete	30%			LIFE	**	5	\$14,800	
Sheet Vinyl/Rubber	5%			2027	\$34,900	5	\$1,700	
Vinyl Tile	5%			2027	\$10,000	3	\$600	
Wood	10%			2042	**	5	\$4,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : Pest Control Offices</i>								
Not Accessible	25%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 2nd Floor / East Wing</i>								
<i>Explanation : Veterinarian Private Residence</i>								

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

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

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

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

**Asset # : 2353**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Concrete Masonry Unit	5%			LIFE	**	5	\$600	
Gypsum Board	25%			LIFE	**	5	\$4,300	
Plaster	20%	0-2	\$2,400	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd Floor - Pest Control</i>								
Plywood/Hardboard	25%	0-2	\$1,600	LIFE	**			
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd Floor - Pest Control</i>								
Not Accessible	25%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 2nd Floor / East Wing</i>								
<i>Explanation : Veterinarian Private Residence</i>								
<b>Ceilings</b>								
AcousTileConcealSpLn	25%			2032	**	5	\$7,100	
AcousTileSusp.Lay-In	10%			2040	**	5	\$2,300	
Gypsum Board	25%			LIFE	**	5	\$7,100	
Plaster	15%			LIFE	**	5	\$2,100	
Not Accessible	25%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 2nd Floor / East Wing</i>								
<i>Explanation : Veterinarian Private Residence</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	100%			2027	\$29,000	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2026	\$1,600	5		
Molded Case Bkrs	75%			2026	\$23,400	5	\$200	
Molded Case Bkrs	20%			2035	**	5	\$100	
<b>Wiring</b>								
Thermoplastic	80%			2027	\$39,000	1		
Thermoplastic	20%			2037	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2025	\$30,700	5	\$100	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	100%			2032	**	10	\$11,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
<b>Egress Lighting</b>								
Emergency, Service	100%			2032	**	1		

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

**Asset # : 2353**

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

## Lighting

Exterior Lighting								
HID	20%			2027	\$9,900	10		
No Component	80%							

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

## Heating

Energy Source								
Natural Gas	100%			2037	**	1		
Conversion Equipment								
Steam Boiler	100%			2044	**	1	\$12,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Steam Boiler</i>								

## Distribution

Central Plant Steam Piping/Pmp	100%	Now	\$20,800	2027	\$208,200	4	\$600	
<i>Corroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

## Terminal Devices

Convactor/Radiator	100%			2025	\$65,900	1	\$4,100	
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## Air Conditioning

Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	30%			2022	\$7,700	1		
No Component	70%							

## Plumbing

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

## Water Heater

Gas Fired	100%			2025	\$7,500	2	\$200	
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## Sanitary Piping

Cast Iron	100%	Now	\$9,000	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Water Backs Up To Basement When It Rains</i>								

## Fixtures

Generic	100%							
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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BRONX ZOO MONORAIL MAINT. BLDG.  
**Address** : BRONX RIVER PKWY AND FORDHAM RD  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DCA0005.103 / 2326 **Yr Built/Renovated** : 1977 /  
**Area Sq Ft** : 5,100 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 09-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 3120 **Lot** : 20 **BIN** : 2116685

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Interior Architecture		\$42,300
Mechanical		\$162,800
<b>Total</b>		<b>\$205,100</b>
Importance Code A		\$88,200
Importance Code B		\$116,800
<b>Total</b>		<b>\$205,100</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$18,900	\$2,700		
Interior Architecture	\$14,500			
Electrical	\$100	\$100		
Mechanical	\$700	\$4,600	\$700	\$200
<b>Total</b>	<b>\$34,200</b>	<b>\$7,300</b>	<b>\$700</b>	<b>\$200</b>
Importance Code A	\$19,400	\$2,700	\$500	
Importance Code B	\$14,800	\$4,700	\$200	\$200
<b>Total</b>	<b>\$34,200</b>	<b>\$7,300</b>	<b>\$700</b>	<b>\$200</b>



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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**BRONX ZOO MONORAIL MAINT. BLDG.**  
**Asset # : 2326**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	5%	0-2	\$5,000	LIFE	**	5	\$4,300	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Foundation Walls</i>								
Metal Panel	85%	0-2	\$5,400	2037	**	5	\$27,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Building Base</i>								
Metal Coiling Doors	10%			2032	**	5	\$5,300	
<b>Roof</b>								
Metal Panel	100%	Now	\$8,500	2032	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Along Perimeter</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along Perimeter</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	100%	0-2	\$8,300	LIFE	**	5	\$16,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<b>Ceilings</b>								
Exposed Struc: Steel	20%			LIFE	**			
Fiber Board	65%	Now	\$4,200	2027	\$42,300			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Perimeter Edges</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Reinforced Fiberglass Panels</i>								
Metal Panel	15%	Now	\$2,000	LIFE	**	5	\$1,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bathroom Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathroom Area</i>								

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**BRONX ZOO MONORAIL MAINT. BLDG.**  
**Asset # : 2326**

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Feeders								
Not Accessible	100%							
Raceway								
Not Accessible	100%							
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$1,500	5		
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : One 400 Ampere And Two 200 Ampere Main Disconnect Switches</i>					
Transformers								
Dry Type	100%			2025	\$16,500	5		
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : One 112.5 Kilovolt-ampere, 480hv-208/120lv</i>					
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$25,500	5	\$100	
Raceway								
Conduit	100%			2027	\$3,900	1		
Panelboards								
Fused Disc Sw	10%			2026	\$800	5		
Molded Case Bkrs	90%			2026	\$7,000	5	\$100	
Wiring								
Thermoplastic	100%			2027	\$8,500	1		
Motor Controllers								
Locally Mounted	100%			2025	\$7,500	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2035	**	10	\$4,700	
			<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Egress Lighting								
Emergency, Battery	50%			2027	\$3,600	10	\$600	
Exit, Service	50%			2027	\$700	1		
Exterior Lighting								
HID	10%			2027	\$2,000	10		
Incandescent	10%			2027	\$1,700	2		
No Component	80%							
Alarm								

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 MONORAIL MAINT. BLDG.**  
**Asset # : 2326**

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

## Alarm

## Security System

No Component

80%

Generic

20%

2035

\* \*

1

\$400

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

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

## Heating

## Energy Source

Electricity

100%

2037

\* \*

1

## Conversion Equipment

Radiant Heater

100%

2027

\$88,200

2

\$2,400

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

## Terminal Devices

Fan Coil Unit/Heat

100%

2027

\$74,600

1

\$1,700

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

## Ventilation

## Exhaust Fans

Wall Unit

100%

2027

\$1,800

2

\$200

## Plumbing

## H/C Water Piping

Brass/Copper

100%

2037

\* \*

1

## Water Heater

Electric

100%

2022

\$4,400

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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BRONX ZOO MONORAIL SHELTER  
**Address** : BRONX RIVER PKWY AND FORDHAM RD  
**Borough** : BRONX Agency's Number : N/A  
**Program / Asset #** : DCA0005.102 / 2325 Yr Built/Renovated : 1977 /  
**Area Sq Ft** : 9,000 Project Type : CULTURAL AFFAIRS  
**Date of Survey** : 09-Feb-2016 Landmark Status : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 3120 Lot : 20 BIN : 2116686

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture	\$107,400	
Electrical	\$49,000	
<b>Total</b>	<b>\$156,400</b>	
Importance Code B	\$156,400	
<b>Total</b>	<b>\$156,400</b>	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$12,000			
Electrical	\$100	\$100	\$100	\$100
<b>Total</b>	<b>\$12,000</b>	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>
Importance Code A	\$12,000			
Importance Code B	\$100	\$100	\$100	\$100
<b>Total</b>	<b>\$12,000</b>	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>



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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**BRONX ZOO MONORAIL SHELTER**  
**Asset # : 2325**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Wood	5%	0-2	\$7,700	2032	**	5	\$1,800	
			<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Exposed Structural Wood Columns That Support The Canopy Roof - No Actual Walls</i>					
No Component	95%							
<b>Roof</b>								
Metal Panel	100%	2-4	\$4,300	2032	**			
			<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Various Locations</i>					
<b>Interior</b>								
<b>Ceilings</b>								
Exposed Struc: Wood	100%	0-2	\$107,400	LIFE	**			
			<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 40%</i>					
			<i>Location : Throughout</i>					

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Over 600 Volts</b>								
Service Equipment								
Not Accessible	100%							
Transformers								
Not Accessible	100%							
Feeders								
Not Accessible	100%							
Raceway								
Not Accessible	100%							
<b>Under 600 Volts</b>								
Raceway								
Conduit	100%			2037	**	1		
Panelboards								
Fused Disc Sw	100%			2035	**	5	\$200	
Wiring								
Thermoplastic	100%			2037	**	1		
<b>Lighting</b>								
Interior Lighting								
Incandescent	100%			2022	\$49,000	2	\$200	
Exterior Lighting								
HID	20%			2027	\$7,100	10		
No Component	80%							

**Alarm**

*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 MONORAIL SHELTER  
Asset # : 2325**

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

Alarm

Security System

No Component

Generic

80%

20%

2035

\*\*

1

\$700

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

*Location : Outside*

*Explanation : CCTV Surveillance Camera*

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

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BRONX ZOO OPERATIONS  
**Address** : BRONX RIVER PKWY AND FORDHAM RD  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DCA0005.510 / 2189 **Yr Built/Renovated** : 1935 /  
**Area Sq Ft** : 3,100 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 16-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 3120 **Lot** : 20 **BIN** :

**CAPITAL**

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$31,200	\$10,000		
Interior Architecture	\$100		\$38,200	\$100
Electrical		\$6,300	\$100	
Mechanical	\$23,400	\$7,200	\$300	\$300
<b>Total</b>	<b>\$54,800</b>	<b>\$23,500</b>	<b>\$38,500</b>	<b>\$400</b>
Importance Code A	\$54,500	\$10,200	\$200	\$200
Importance Code B	\$200	\$13,300	\$38,400	\$200
Importance Code C				
<b>Total</b>	<b>\$54,800</b>	<b>\$23,500</b>	<b>\$38,500</b>	<b>\$400</b>



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



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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
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%			2032	**	5	\$16,100	
<b>Windows</b>								
Aluminum	98%	2-4	\$27,200	2043	**	5	\$1,600	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Steel	2%			2035	**	5	\$800	
<b>Parapets</b>								
Glazed Ceramic Panel	10%			2037	**	5-10	\$16,500	
Masonry: Brick	40%			LIFE	**	5	\$6,200	
No Component	50%							
<b>Roof</b>								
Metal, Corrugated	50%			2032	**	1		
Roll Roofing	50%			2026	\$20,800	5	\$8,100	
<b>Interior</b>								
<b>Floors</b>								
Carpet	60%			2023	\$36,800	3	\$4,200	
Cast in Place Concrete	15%			LIFE	**	5	\$1,500	
Ceramic Tile	5%			2030	\$4,700	5	\$200	
Vinyl Tile	20%			2027	\$8,200	3	\$500	
<b>Interior Walls</b>								
Ceramic Tile	5%			2030	\$34,100	5	\$1,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$900	
Fiberglass Panel	10%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Structurally Reinforced Fiberboard</i>								
Gypsum Board	55%			LIFE	**	5	\$7,800	
Metal Panel	20%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	100%			2040	**	5	\$4,600	

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Raceway								
Conduit	80%			2027	\$3,100	1		
Conduit	20%			2047	**	1		
Panelboards								
Molded Case Bkrs	100%			2043	**	5	\$100	
Wiring								
Thermoplastic	20%			2047	**	1		
Thermoplastic	80%			2027	\$6,800	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2032	**	10	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Service	100%			2035	**	1		
Exterior Lighting								
HID	20%			2032	**	10		
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%			2022	\$3,300	1-3	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Pull Stations Only</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2037	**	1		
Conversion Equipment								
Hot Water Boiler	100%	0-2	\$23,300	2047	**	1	\$1,400	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjoining Garage</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjoining Garage</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2026	\$4,700	4	\$200	

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Heating</b>								
Terminal Devices								
	Convactor/Radiator	90%			2032	**	1	\$900
	Unit Heater - Steam	10%			2027	\$1,100	4	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Adjoining Garage</i>								
<i>Explanation : Serves Garage Space</i>								
<b>Air Conditioning</b>								
Energy Source								
	Electricity	100%			2035	**	1	
Conversion Equipment								
	Window/Wall Unit	75%			2022	\$4,700	1	
	No Component	25%						
<b>Ventilation</b>								
Exhaust Fans								
	Wall Unit	30%			2022	\$300	2	
	No Component	70%						
<b>Plumbing</b>								
H/C Water Piping								
	Brass/Copper	100%			2037	**	1	
Water Heater								
	Gas Fired	100%			2022	\$1,800	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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BRONX ZOO PHEASANT AVIARY  
**Address** : BRONX RIVER PKWY AND FORDHAM RD EAST OF SOUTHERN BLVD.GATE  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DCA0005.540 / 2192 **Yr Built/Renovated** : 1935 / 2004  
**Area Sq Ft** : 7,500 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 02-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 3120 **Lot** : 20 **BIN** : 2101156

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture		\$65,800
Mechanical		\$111,300
<b>Total</b>		<b>\$177,100</b>
Importance Code A		\$122,300
Importance Code B		\$54,800
<b>Total</b>		<b>\$177,100</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$32,600			
Interior Architecture	\$10,700	\$500		
Electrical	\$10,000	\$2,600		
Mechanical	\$8,100	\$3,300	\$800	\$600
<b>Total</b>	<b>\$61,400</b>	<b>\$6,400</b>	<b>\$800</b>	<b>\$600</b>
Importance Code A	\$33,000	\$400	\$400	\$400
Importance Code B	\$28,400	\$6,000	\$400	\$300
Importance Code C				
<b>Total</b>	<b>\$61,400</b>	<b>\$6,400</b>	<b>\$800</b>	<b>\$600</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	20%			LIFE	**	5	\$14,200	
Masonry: Brick	55%	Now	\$4,900	LIFE	**	5	\$7,800	
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Into Holding Cages On West Facade</i>								
Stucco Cement	10%	0-2	\$900	2032	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Joints At Chimney</i>								
Wood	15%	Now	\$23,300	2032	**	5	\$5,300	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Eaves And Trims</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Eaves, And Decorative Trims</i>								
Windows								
Aluminum	75%			2035	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
Wood	25%	Now	\$400	2026	\$4,400	5	\$700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Asphalt Shingle	90%			2030	\$65,800	10	\$3,100	
Skylight, Metal/Glass	5%	Now	\$3,100	2037	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Roof</i>								
Skylight, Plastic	5%			2032	**	1		
Interior								
Floors								
Cast in Place Concrete	95%	Now	\$10,700	LIFE	**	5	\$21,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Node At Thresholds In Holding Cages</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Holding Cages</i>								
Wood	5%			2042	**	5	\$1,000	
Interior Walls								
Masonry: Brick	30%			LIFE	**			
Plaster	70%			LIFE	**	5	\$1,900	
Ceilings								
Exposed Concrete	5%			LIFE	**	5	\$100	
Gypsum Board	15%			LIFE	**	5	\$2,000	
Plaster	80%			LIFE	**	5	\$5,200	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	50%			2027	\$1,300	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 100 Ampere Main Disconnect Switch</i>								
Molded Case Bkrs	50%			2027	\$1,300	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 125 Ampere Main Disconnect Switch</i>								
<b>Transformers</b>								
Dry Type	100%			2032	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 75 Kilovolt-ampere, 480hv-208/120lv</i>								
<b>Raceway</b>								
Conduit	100%			2027	\$14,500	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2026	\$800	5		
Molded Case Bkrs	95%			2026	\$14,800	5	\$200	
<b>Wiring</b>								
Thermoplastic	100%			2027	\$19,000	1		
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%	0-2	\$9,900	LIFE	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	100%			2035	**	10	\$6,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Exterior Lighting</b>								
Fluorescent	10%			2022	\$2,500	10	\$100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
No Component	90%							

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
<b>Energy Source</b>								
Fuel Oil No 2	100%			2037	**	5	\$2,300	

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Heating</b>								
Conversion Equipment								
	Hot Water Boiler	100%			2025	\$56,400	1	\$3,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
<hr/>								
Distribution								
	Hot Wtr Piping/Pump	100%			2035	**	4	\$400
<hr/>								
Terminal Devices								
	Convactor/Radiator	50%			2032	**	1	\$1,200
	Fan Coil Unit/Heat	50%			2027	\$54,800	1	\$1,200
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
	Electricity	100%			2035	**	1	
<hr/>								
Conversion Equipment								
	Window/Wall Unit	10%			2021	\$1,500	1	
	No Component	90%						
<hr/>								
<b>Ventilation</b>								
Exhaust Fans								
	Roof	10%			2022	\$1,200	2	
	Wall Unit	10%			2022	\$300	2	
	No Component	80%						
<hr/>								
<b>Plumbing</b>								
H/C Water Piping								
	Brass/Copper	100%			2037	**	1	
<hr/>								
Water Heater								
	Electric	50%			2025	\$3,200	4	
	Electric	50%	Now	\$3,200	2027	\$3,200	4	
<i>On Extended Life, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 2nd Floor</i>								
<hr/>								
Sanitary Piping								
	Cast Iron	100%	Now	\$2,700	LIFE	**	1	
<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Water Backs Up To 1st Floor When It Rains</i>								
<hr/>								

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BRONX ZOO PRIMATES BUILDING-#36  
**Address** : BRONX RIVER PKWY AND FORDHAM RD  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DCA0005.360 / 2351 **Yr Built/Renovated** : 1901 / 1999  
**Area Sq Ft** : 15,108 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 01-Feb-2016 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 3120 **Lot** : 20 **BIN** : 2116688

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$209,700	
Interior Architecture	\$1,271,600	
Electrical	\$4,900	\$110,900
Mechanical	\$219,600	\$207,600
<b>Total</b>	<b>\$1,705,900</b>	<b>\$318,500</b>
Importance Code A	\$209,700	\$123,800
Importance Code B	\$1,371,800	\$194,700
Importance Code C	\$124,300	
<b>Total</b>	<b>\$1,705,900</b>	<b>\$318,500</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$14,100	\$1,700	\$700	
Interior Architecture	\$43,500			
Electrical	\$32,100	\$43,700		
Mechanical	\$19,500	\$1,400	\$2,700	\$1,400
<b>Total</b>	<b>\$109,200</b>	<b>\$46,800</b>	<b>\$3,400</b>	<b>\$1,400</b>
Importance Code A	\$14,900	\$2,400	\$1,500	\$700
Importance Code B	\$94,400	\$44,400	\$1,900	\$700
Importance Code C				
<b>Total</b>	<b>\$109,200</b>	<b>\$46,800</b>	<b>\$3,400</b>	<b>\$1,400</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Fiberglass Panel	10%			2030	\$22,000	5	\$9,900	
Masonry: Brick	65%	0-2	\$89,500	LIFE	**	5	\$17,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Facade Between Brick And Limestone</i>								
Masonry: Granite	5%			LIFE	**	5	\$1,000	
Masonry: Limestone	15%	Now	\$54,600	LIFE	**	5	\$3,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Facade Between Brick And Limestone</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West And East Facade</i>								
Stucco Cement	5%			2032	**	5	\$3,300	
<b>Windows</b>								
Aluminum	40%			2043	**	5	\$1,400	
Fiberglass Panel	60%			2035	**	5	\$8,000	
<b>Parapets</b>								
Masonry: Limestone	100%	0-2	\$14,100	LIFE	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : South Facade</i>								
<b>Roof</b>								
Copper/Terne	90%	Now	\$65,700	2042	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Dome And Over Flanking Access Corridors</i>								
Fiberglass Panel	10%			2030	\$8,500	1		
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$5,300	
Terrazzo	90%	Now	\$1,147,300	LIFE	**	5	\$17,000	
<i>Deflection Evident, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout Main Public Corridor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout Animal Cages</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Exhibit Is Closed To Public Due To Failing Floor Condition</i>								

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Concrete Masonry Unit	5%			LIFE	**	5	\$700	
Glass: Special Gauge	5%	Now	\$67,500	LIFE	**	1		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Animal Exhibits</i>								
Masonry: Brick	5%			LIFE	**			
Masonry: Fieldstone	20%	Now	\$56,800	LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement - South East And West Walls</i>								
<i>Explanation : Water Penetration</i>								
Plaster	25%			LIFE	**	5	\$2,800	
SGFT/Glazed Masonry	40%			LIFE	**			
<b>Ceilings</b>								
AcousTileConcealSpLn	70%	0-2	\$26,800	2032	**	5	\$9,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Exhibit Hall</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Exhibit</i>								
Exposed Concrete	20%	Now	\$15,200	LIFE	**	5	\$700	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Ante Room 5 In East Access Corridor And Under Roof Drain In West Corridor</i>								
Plaster	10%	0-2	\$1,600	LIFE	**	5	\$1,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Office</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2037	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 200 Amperes.</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2027	\$110,900	5	\$400	
<b>Raceway</b>								
Conduit	100%			2027	\$31,500	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2026	\$1,700	5		
Molded Case Bkrs	45%			2026	\$15,300	5	\$200	
Molded Case Bkrs	50%			2035	**	5	\$200	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Wiring								
Braided Cloth	40%	2-4	\$21,200	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2027	\$21,200	1		
Thermoplastic	20%			2037	**	1		
Motor Controllers								
Locally Mounted	90%			2032	**	5	\$100	
Locally Mounted	10%			2025	\$3,300	5		
Ground								
Grounding Devices								
Generic	100%	0-2	\$10,800	LIFE	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2032	**	10	\$12,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2022	\$4,900	10	\$700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Incandescent	5%			2022	\$10,800	2		
Egress Lighting								
Emergency, Battery	50%			2027	\$11,600	10	\$1,800	
Exit, Service	50%			2027	\$2,900	1		
Exterior Lighting								
HID	30%			2022	\$19,400	10		
No Component	70%							

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Cogeneration Hot Water From Power Plant To Warm-up The Boilers</i>								
Conversion Equipment								
Hot Water Boiler	100%			2025	\$123,800	1	\$7,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit And 1 Cogenerated Hot Water Heat Exchanger</i>								

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Heating</b>								
<b>Distribution</b>								
	Hot Wtr Piping/Pump	100%	Now	\$2,500	2026	\$25,000	4	\$700
				<i>Broken, Extent : Moderate, Area Affected : 3%</i>				
				<i>Location : Thermostats</i>				
				<i>Corroded, Extent : Severe, Area Affected : 30%</i>				
				<i>Location : Basement</i>				
<b>Terminal Devices</b>								
	Air Handler	40%			2022	\$90,300	1	\$3,700
	Convactor/Radiator	30%			2025	\$25,800	1	\$1,500
	Fan Coil Unit/Heat	30%			2022	\$72,200	1	\$1,500
<b>Air Conditioning</b>								
<b>Energy Source</b>								
	Electricity	100%			2035	**	1	
<b>Conversion Equipment</b>								
	Window/Wall Unit	5%			2021	\$1,700	1	
	No Component	95%						
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,400
<b>Exhaust Fans</b>								
	Interior	100%	0-2	\$57,100	2037	**	2	\$400
				<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Attic</i>				
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	70%			2027	\$83,800	1	
	Galvanized Steel	30%	Now	\$2,100	2025	\$21,100	1	
				<i>Corroded, Extent : Severe, Area Affected : 30%</i>				
				<i>Location : Basement</i>				
<b>Water Heater</b>								
	Electric	100%			2025	\$14,100	4	\$100
				<i>Other Observation, Extent : Light, Area Affected : 1%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : 1 Condemn Gas Fired Unit</i>				
<b>HW Heat Exchanger</b>								
	HTHW/HW	100%			2037	**		
<b>Sanitary Piping</b>								
	Cast Iron	100%	0-2	\$11,800	LIFE	**	1	
				<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Various</i>				
				<i>Corroded, Extent : Moderate, Area Affected : 30%</i>				
				<i>Location : Various Areas</i>				
<b>Fixtures</b>								
	Generic	100%						

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BRONX ZOO REPTILE HOUSE  
**Address** : BRONX RIVER PKWY AND FORDHAM RD  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DCA0005.710 / 2335 **Yr Built/Renovated** : 1900 / 2012  
**Area Sq Ft** : 11,405 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 03-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 3120 **Lot** : 20 **BIN** :

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture		\$59,900
Interior Architecture		\$9,800
Electrical		\$48,700
<b>Total</b>		<b>\$118,400</b>
Importance Code A		\$59,900
Importance Code B		\$58,500
<b>Total</b>		<b>\$118,400</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$37,400	\$5,600		
Interior Architecture	\$1,700	\$1,300		\$100
Electrical	\$2,800	\$11,700	\$1,000	\$900
Mechanical	\$21,600	\$3,500	\$2,500	\$1,500
<b>Total</b>	<b>\$63,400</b>	<b>\$22,100</b>	<b>\$3,500</b>	<b>\$2,600</b>
Importance Code A	\$37,900	\$6,300	\$600	\$600
Importance Code B	\$25,500	\$15,700	\$2,900	\$2,000
Importance Code C				
<b>Total</b>	<b>\$63,400</b>	<b>\$22,100</b>	<b>\$3,500</b>	<b>\$2,600</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$13,300	
Copper/Terne	5%			2047	**	10	\$2,000	
Masonry: Brick	50%	4+	\$13,400	LIFE	**	5	\$8,500	
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
Masonry: Fieldstone	5%			LIFE	**	5	\$600	
Masonry: Granite	10%			LIFE	**	5	\$1,300	
Masonry: Limestone	5%	Now	\$10,700	LIFE	**	5	\$600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Window At North Facade</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Main Entrance / Portico</i>								
Metal Panel	3%			2047	**	5-10	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Facade</i>								
<i>Explanation : Office Trailers</i>								
Window Wall	4%			2037	**	5	\$2,600	
Wood	8%			2032	**	5	\$6,800	
Windows								
Aluminum	95%			2035	**	5	\$1,900	
Metal Louvers	5%			2030		10	\$600	
Parapets								
Cast Stone/Terra Cotta	50%	Now	\$11,500	LIFE	**	5	\$5,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Main Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Facade</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
No Component	50%							
Roof								
Copper/Terne	65%			2055	**	10	\$29,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Single Ply Membrane	5%			2035	**	10	\$900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Facade</i>								
Skylight, Plastic	5%	0-2	\$1,700	2040	**	1		
<i>Glazing Broken/Cracked, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
Sloped Glazing	25%			LIFE	**	5	\$59,900	
Interior								

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	20%			LIFE	**	5	\$4,800	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Ground Water</i>								
Panel/Paver: Cer/Brk	25%			2035	**	5	\$6,200	
Quarry Tile	10%			2032	**	5	\$1,700	
Vinyl Tile	35%			2037	**	3	\$1,400	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Public Space, 2016</i>								
Vinyl Tile	10%			2027		3	\$600	
<b>Interior Walls</b>								
Concrete Masonry Unit	10%			LIFE	**	5	\$900	
Gypsum Board	25%			LIFE	**	5	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout Public Space</i>								
<i>Explanation : Fabric Wall Covering</i>								
Masonry: Brick	25%			LIFE	**			
Plaster	40%			LIFE	**	5	\$2,800	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	20%	0-2	\$1,600	2032	**	5	\$900	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Office Trailers</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Office Trailers</i>								
Exposed Struc: Steel	25%			LIFE	**			
Gypsum Board	25%			LIFE	**	5	\$2,900	
Plaster	30%			LIFE	**	5	\$1,700	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2047	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Main Service Switch Rated At 1200 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2047	**	5	\$300	
<b>Raceway</b>								
Conduit	90%			2027	\$26,100	1		
Conduit	10%			2047	**	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**  
**BRONX ZOO REPTILE HOUSE**  
**Asset # : 2335**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Fused Disc Sw	10%			2026	\$3,100	5		
Molded Case Bkrs	50%			2026	\$15,600	5	\$200	
Molded Case Bkrs	40%			2043	**	5	\$100	
<b>Wiring</b>								
Thermoplastic	100%			2027	\$48,700	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2025	\$30,700	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2040	**	1	\$3,500	
<b>Generators</b>								
Diesel	100%			2036	**	1	\$4,400	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : Emergency Generator Rated At 136 Kilowatts</i>					
<b>Batteries</b>								
Lead/Acid	100%			2021	\$1,600	5	\$400	
<b>Fuel Storage</b>								
Main Tank	100%			2055	**	5	\$300	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : 225 Gallons Rated Capacity</i>					
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	50%			2032	**	10	\$5,200	
			<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	50%			2032	**	10	\$5,200	
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
<b>Egress Lighting</b>								
Emergency, Service	50%			2027	\$2,900	1		
Exit, Service	50%			2027	\$2,000	1		
<b>Exterior Lighting</b>								
Fluorescent	5%			2027	\$1,900	10	\$100	
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
No Component	95%							
<b>Alarm</b>								

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

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

## Alarm

## Security System

No Component

70%

Generic

30%

2027

\$10,800

1

\$1,300

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

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

## Heating

## Energy Source

Natural Gas

100%

2037

\* \*

1

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

## Conversion Equipment

Hot Water Boiler

100%

2032

\* \*

1

\$5,600

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

## Distribution

Hot Wtr Piping/Pump

100%

2035

\* \*

4

\$600

## Terminal Devices

Air Handler

60%

2032

\* \*

1

\$4,200

Convactor/Radiator

40%

2025

\$23,800

1

\$1,500

## Air Conditioning

## Energy Source

Electricity

100%

2035

\* \*

1

## Conversion Equipment

Reciprocating

15%

2027

\$14,200

1

\$800

Compr/Chiller

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

Window/Wall Unit

5%

2022

\$1,200

1

No Component

80%

## Terminal Devices

Fan Coil - 2 Pipe

15%

2032

\* \*

1

\$600

No Component

85%

## Heat Rejection

Dry Cooler

15%

2032

\* \*

2

\$1,200

No Component

85%

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$6,400

*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.*

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Ventilation</b>								
	Exhaust Fans							
	Interior	80%			2027	\$31,700	2	\$300
	Wall Unit	20%			2022	\$800	2	\$100
<b>Plumbing</b>								
	H/C Water Piping							
	Brass/Copper	70%			2037	**	1	
	Galvanized Steel	30%	Now	\$2,900	2032	**	1	
	<i>Corroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Cross Bay</i>							
	HW Heat Exchanger							
	Steam Fired	50%	Now	\$8,900	2057	**	4	\$600
	<i>Leak Evident, Extent : Severe, Area Affected : 3%</i>							
	<i>Location : Boiler Room</i>							
	<i>Obsolete Equipment, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : 1 Unit In Basement Boiler Room</i>							
	Steam Fired	50%			2053	**	4	\$800
	Sanitary Piping							
	Cast Iron	100%	Now	\$8,200	LIFE	**	1	
	<i>Corroded, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Basement</i>							
	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.  
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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BRONX ZOO SHOPS BUILDING  
**Address** : BRONX RIVER PKWY AND FORDHAM RD  
**Borough** : BRONX Agency's Number : N/A  
**Program / Asset #** : DCA0005.450 / 2186 Yr Built/Renovated : 1935 /  
**Area Sq Ft** : 5,700 Project Type : CULTURAL AFFAIRS  
**Date of Survey** : 16-Feb-2016 Landmark Status : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 3120 Lot : 20 BIN :

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$108,000	
Interior Architecture	\$92,600	
Mechanical	\$94,200	
<b>Total</b>	<b>\$294,900</b>	
Importance Code A	\$108,000	
Importance Code B	\$94,200	
Importance Code C	\$92,600	
<b>Total</b>	<b>\$294,900</b>	

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$19,100	\$100	\$23,300	
Interior Architecture	\$4,100			
Electrical	\$10,000	\$10,700	\$100	
Mechanical	\$3,400	\$4,500	\$700	\$800
<b>Total</b>	<b>\$36,500</b>	<b>\$15,300</b>	<b>\$24,100</b>	<b>\$800</b>
Importance Code A	\$19,600	\$700	\$23,800	\$600
Importance Code B	\$16,900	\$14,600	\$200	\$300
Importance Code C				
<b>Total</b>	<b>\$36,500</b>	<b>\$15,300</b>	<b>\$24,100</b>	<b>\$800</b>



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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 SHOPS BUILDING**  
**Asset # : 2186**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Exterior</b>									
<b>Exterior Walls</b>									
Masonry: Brick	75%	Now	\$108,000	LIFE	**	5	\$17,200		
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : West Facade, 2nd Floor</i>									
Masonry: Brick	25%			LIFE	**	5	\$5,700		
<b>Windows</b>									
Wood	100%	Now	\$16,700	2052	**	5	\$2,900		
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : East And West Facades</i>									
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<b>Parapets</b>									
Glazed Ceramic Panel	5%			2037	**	5-10	\$900		
Masonry: Brick	10%			LIFE	**	5	\$200		
No Component	85%								
<b>Roof</b>									
Roll Roofing	100%	0-2	\$2,300	2023	\$23,300	5	\$4,500		
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : At Perimeter Edges</i>									
<b>Interior</b>									
<b>Floors</b>									
Cast in Place Concrete	100%	Now	\$4,100	LIFE	**	5	\$16,300		
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>									
<i>Location : Basement</i>									
<b>Interior Walls</b>									
Masonry: Brick	90%	Now	\$92,600	LIFE	**				
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : South Stairwell</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : 2nd Floor At Window Headers And Underside Of Roof Slab (Electrical And Carpenter Shops)</i>									
Wood	10%			LIFE	**	5	\$5,100		
<b>Ceilings</b>									
Exposed Concrete	100%			LIFE	**	5	\$1,300		
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>									
<i>Location : Perimeter Walls At 2nd Floor</i>									

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Under 600 Volts								
Raceway								
Conduit	90%			2027	\$3,500	1		
Conduit	10%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$800	5		
Molded Case Bkrs	60%			2026	\$4,700	5	\$100	
Molded Case Bkrs	30%			2043	**	5		
Wiring								
Thermoplastic	70%			2027	\$6,000	1		
Thermoplastic	30%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$7,500	5		
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,900	LIFE	**	5	\$100	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2035	**	10	\$5,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Exterior Lighting								
HID	20%			2022	\$4,500	10		
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%			2022	\$6,200	1-3	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Shops</i>								
<i>Explanation : Manual Pull Stations Only</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Heating								
Energy Source								
Natural Gas	100%			2037	**	1		
Conversion Equipment								
Steam Boiler	100%			2044	**	1	\$5,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Gas Fired Steam Boiler</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	2-4	\$94,200	2057	**	4	\$300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gravity Return Condensate System</i>								
Terminal Devices								
Convactor/Radiator	100%			2025	\$29,800	1	\$1,800	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	15%			2022	\$1,700	1		
No Component	85%							
Ventilation								
Exhaust Fans								
Wall Unit	100%			2022	\$2,000	2	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Carpenter Shop</i>								
<i>Explanation : Approaching End Of Useful Life</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Gas Fired	100%			2026	\$3,400	2	\$100	
Sanitary Piping								
Cast Iron	100%	Now	\$2,000	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Locker Room</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$600	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Outside South Of Building</i>								
Fixtures								
Generic	100%							

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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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$59,500	\$58,000
Electrical	\$137,600	\$43,900
Mechanical	\$60,600	
<b>Total</b>	<b>\$257,700</b>	<b>\$101,900</b>
Importance Code A	\$59,500	\$58,000
Importance Code B	\$198,300	\$43,900
<b>Total</b>	<b>\$257,700</b>	<b>\$101,900</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$20,700			
Interior Architecture	\$21,900		\$45,600	
Electrical	\$100	\$3,900		
Mechanical	\$99,300	\$7,900	\$900	\$1,000
<b>Total</b>	<b>\$142,000</b>	<b>\$11,800</b>	<b>\$46,600</b>	<b>\$1,000</b>
Importance Code A	\$21,300	\$600	\$600	\$600
Importance Code B	\$112,300	\$11,200	\$46,000	\$500
Importance Code C	\$8,400			
<b>Total</b>	<b>\$142,000</b>	<b>\$11,800</b>	<b>\$46,600</b>	<b>\$1,000</b>



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

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

**Asset # : 2359**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Exterior								
Exterior Walls								
	Masonry: Brick	75%			LIFE	**	5	\$12,700
	Masonry: Granite	5%			LIFE	**	5	\$600
	Masonry: Limestone	5%			LIFE	**	5	\$600
	Stucco Cement	10%	0-2	\$10,300	2032	**	5	\$2,100
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>						
		<i>Location : South Facade</i>						
	Wood	5%	2-4	\$5,900	2032	**	5	\$2,100
		<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Breezway At Main Entrance</i>						
Windows								
	Wood	100%	Now	\$59,500	2052	**	5	\$10,200
		<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Throughout</i>						
		<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Throughout</i>						
		<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Throughout</i>						
Roof								
	Asphalt Shingle	90%	Now	\$2,900	2030	\$58,000		
		<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Above Exhibits 7 And 18</i>						
	Metal, Corrugated	10%	0-2	\$1,700	2040	**	1	
		<i>Ponding, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Over Corridor To Outdoor Exhibits</i>						
		<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Over Corridor To Outdoor Exhibits</i>						
Interior								
Floors								
	Carpet	30%			2023	\$44,000	3	\$5,000
	Cast in Place Concrete	50%			LIFE	**	5	\$12,100
	Panel/Paver: Cer/Brk	10%			2035	**	5	\$2,500
	Terrazzo	10%	2-4	\$2,700	LIFE	**	5	\$900
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Lobby</i>						
Interior Walls								
	Ceramic Tile	5%			2030	\$34,000	5	\$1,200
	Plaster	85%	0-2	\$8,400	LIFE	**	5	\$6,000
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Kitchen</i>						
		<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Kitchen</i>						
		<i>Other Observation, Extent : Light, Area Affected : 40%</i>						
		<i>Location : Throughout Exhibit Space</i>						
		<i>Explanation : Fabric Wall Covering</i>						
	Plywood/Hardboard	10%			LIFE	**		

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

**Asset # : 2359**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
Exposed Concrete	10%	Now	\$9,300	LIFE	**	5	\$100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout Basement</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout Basement</i>								
Exposed Struc: Wood	5%	Now	\$1,500	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Underside Of Structural Roof Joists Spanning Perimeter Circulation Area</i>								
Plaster	50%			LIFE	**	5	\$2,900	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
Wood	5%			LIFE	**	5	\$4,000	
No Component	30%							

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2037	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 100 Amperes.</i>								
<b>Raceway</b>								
Conduit	90%			2027	\$26,100	1		
Conduit	10%			2037	**	1		
<b>Panelboards</b>								
Fused Disc Sw	20%			2026	\$6,200	5	\$100	
Molded Case Bkrs	50%			2035	**	5	\$200	
Molded Case Bkrs	30%			2026	\$9,300	5	\$100	
<b>Wiring</b>								
Thermoplastic	90%			2027	\$43,900	1		
Thermoplastic	10%			2037	**	1		
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							

**Lighting**

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

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

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

**Asset # : 2359**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	5%			2027	\$3,400	10	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	5%			2027	\$3,400	10	\$500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Incandescent	90%			2022	\$137,600	2	\$200	
<b>Egress Lighting</b>								
Emergency, Battery	50%			2027	\$8,200	10	\$1,400	
Exit, Service	50%			2027	\$2,000	1		
<b>Exterior Lighting</b>								
Incandescent	10%			2022	\$3,900	2		
No Component	90%							

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Natural Gas	100%			2027	\$1,300	1		
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2032	**	1	\$5,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Working Unit And One Obsolete Unit Remaining In Boiler Room</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%	Now	\$17,700	2052	**	4	\$600	
<i>Corroded, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Various Locations</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : All The Pipes Are Terrible Condition In Boiler Room, Need To Be Replaced Soon.</i>								
<b>Terminal Devices</b>								
Convactor/Radiator	100%	0-2	\$60,600	2047	**	1	\$3,400	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2035	**	1		

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

**Asset # : 2359**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
	Conversion Equipment Window/Wall Unit	20%			2021	\$4,700	1	
<i>Other Observation, Extent : Light, Area Affected : 30%</i> <i>Location : 1st Floor Office</i> <i>Explanation : 2 Units</i>								
	No Component	80%						
Plumbing								
	H/C Water Piping Brass/Copper	100%	Now	\$33,800	2037	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 50%</i> <i>Location : Boiler Room</i> <i>Other Observation, Extent : Severe, Area Affected : 100%</i> <i>Location : Boiler Room</i> <i>Explanation : All The Pipes Are Terrible Condition In Boiler Room, Need To Be Replaced Soon.</i>								
	Water Heater Gas Fired	100%			2022	\$6,900	2	\$200
	Sanitary Piping Cast Iron	100%	Now	\$33,200	LIFE	**	1	
<i>Broken, Extent : Severe, Area Affected : 20%</i> <i>Location : And Clogged In Boiler Room</i> <i>Corroded, Extent : Severe, Area Affected : 75%</i> <i>Location : Basement</i> <i>Other Observation, Extent : Severe, Area Affected : 100%</i> <i>Location : Boiler Room</i> <i>Explanation : All The Pipes Are Terrible Condition In Boiler Room, Need To Be Replaced Soon.</i>								
	Storm Drain Piping Cast Iron	100%	Now	\$9,400	LIFE	**	1	
<i>Corroded, Extent : Severe, Area Affected : 70%</i> <i>Location : Boiler Room</i> <i>Cracked, Extent : Moderate, Area Affected : 20%</i> <i>Location : Basement</i> <i>Other Observation, Extent : Severe, Area Affected : 100%</i> <i>Location : Boiler Room</i> <i>Explanation : All The Pipes Are Terrible Condition In Boiler Room, Need To Be Replaced Soon.</i>								
	Fixtures Generic	100%						
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout</i>								

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

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BRONX ZOO STORAGE SHED/TRUCK GARAGE  
**Address** : BRONX RIVER PKWY AND FORDHAM RD  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DCA0005.460 / 2187 **Yr Built/Renovated** : 1935 /  
**Area Sq Ft** : 9,575 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 16-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 3120 **Lot** : 20 **BIN** :

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$38,900	\$133,400
Mechanical	\$68,400	
<b>Total</b>	<b>\$107,300</b>	<b>\$133,400</b>
Importance Code A	\$38,900	\$133,400
Importance Code B	\$68,400	
<b>Total</b>	<b>\$107,300</b>	<b>\$133,400</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$4,300	\$13,900		
Interior Architecture				
Electrical	\$100			
Mechanical	\$22,000	\$500	\$500	\$500
<b>Total</b>	<b>\$26,500</b>	<b>\$14,400</b>	<b>\$500</b>	<b>\$500</b>
Importance Code A	\$26,400	\$14,400	\$500	\$500
Importance Code B	\$100			
Importance Code C				
<b>Total</b>	<b>\$26,500</b>	<b>\$14,400</b>	<b>\$500</b>	<b>\$500</b>



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

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

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

**Asset # : 2187**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Concrete Masonry Unit	25%			LIFE	**	5	\$3,700	
Masonry: Brick	10%			LIFE	**	5	\$2,400	
Metal Sect. OHD	25%			2032	**	5	\$18,500	
Wood	30%	0-2	\$38,900	2032	**	5	\$17,800	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fascia Board And Shed Walls</i>								
Wood Overhead Doors	5%	0-2	\$2,000	2032	**	5	\$3,000	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Storage Area</i>								
No Component	5%							
<b>Windows</b>								
Wood	5%	Now	\$2,400	2052	**	5	\$400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
No Component	95%							
<b>Parapets</b>								
Masonry: Brick	10%			LIFE	**	5	\$400	
Metal Panel	5%			2037	**	5	\$700	
No Component	85%							
<b>Roof</b>								
Single Ply Membrane	35%			2032	**	10	\$4,400	
Single Ply Membrane	65%			2027	\$133,400	10	\$8,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Garage Roof</i>								
<b>Interior</b>								
<b>Interior Walls</b>								
Wood	10%			LIFE	**	5	\$7,300	
No Component	90%							
<b>Ceilings</b>								
Exposed Struc: Wood	100%			LIFE	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	100%			2027	\$3,900	1		
<b>Panelboards</b>								
Molded Case Bkrs	100%			2026	\$7,800	5	\$300	
<b>Wiring</b>								
Thermoplastic	100%			2027	\$8,500	1		

**Lighting**

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

**Asset # : 2187**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	100%			2027	\$21,900	10	\$8,800	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Exterior Lighting HID	10%			2027	\$3,800	10		
No Component	90%							
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source Natural Gas	100%			2037	**	1		
Conversion Equipment Furnace	100%	Now	\$22,000	2037	**	1	\$4,300	
<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3 Ceiling Mounted Modine Units</i>								
<b>Plumbing</b>								
Sanitary Piping Cast Iron	100%	Now	\$68,400	LIFE	**	1		
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Under Ground Of The Garage</i>								

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

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

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

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BRONX ZOO TERRACE CAFE  
**Address** : BRONX RIVER PKWY AND FORDHAM RD  
**Borough** : BRONX Agency's Number : N/A  
**Program / Asset #** : DCA0005.210 / 2177 Yr Built/Renovated : 1964 / 2000  
**Area Sq Ft** : 2,700 Project Type : CULTURAL AFFAIRS  
**Date of Survey** : 02-Feb-2016 Landmark Status : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 3120 Lot : 20 BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Mechanical		\$56,100
<b>Total</b>		<b>\$56,100</b>
Importance Code B		\$56,100
<b>Total</b>		<b>\$56,100</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$5,000	\$600		
Interior Architecture				
Electrical	\$200	\$200	\$200	\$200
Mechanical	\$500	\$28,000	\$700	\$400
<b>Total</b>	<b>\$5,600</b>	<b>\$28,800</b>	<b>\$800</b>	<b>\$600</b>
Importance Code A	\$5,100	\$800	\$100	\$100
Importance Code B	\$500	\$28,000	\$700	\$500
Importance Code C				
<b>Total</b>	<b>\$5,600</b>	<b>\$28,800</b>	<b>\$800</b>	<b>\$600</b>



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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cement-Fiber Panel	50%	0-2	\$600	2032	**			
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 15%</i>								
<i>Location : All Facades</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
<i>Explanation : Eifs System</i>								
Ceramic Tile	10%			2047	**	10	\$800	
Metal Sect. OHD	37%			2040	**	5	\$9,700	
Wood	3%			2032	**	5	\$1,300	
<b>Windows</b>								
Metal Louvers	15%			2036	**	10	\$1,000	
No Component	85%							
<b>Roof</b>								
Asphalt Shingle	100%	0-2	\$4,300	2036	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Closer To Eaves - Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Street Facade</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$900	
Quarry Tile	90%			2040	**	5	\$5,500	
<b>Interior Walls</b>								
Concrete Masonry Unit	10%			LIFE	**	5	\$300	
Fiberglass Panel	80%			LIFE	**			
Metal Panel	10%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	75%			2040	**	5	\$3,700	
Gypsum Board	25%			LIFE	**	5	\$1,500	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2037	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2037	**	5	\$100	
<b>Raceway</b>								
Conduit	100%			2037	**	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.  
\*\* 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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2035	**	5		
Molded Case Bkrs	95%			2035	**	5	\$100	
Wiring								
Thermoplastic	100%			2037	**	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	96%			2027	\$27,100	10	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2027	\$600	10	\$100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Incandescent	2%			2027	\$600	2		
Egress Lighting								
Emergency, Battery	50%			2027	\$1,900	10	\$300	
Exit, Service	50%			2027	\$200	1		
Exterior Lighting								
HID	20%			2027	\$2,100	10		
No Component	80%							
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2027	\$29,200	1-3	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Manual Pull Station, Alarm Bells, Horns, Strobe Lights</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2037	**	1		
Conversion Equipment								
Furnace	100%			2027	\$6,200	1	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Attic</i>								
<i>Explanation : 5 Interior Package Units - Combination AC And Furnace</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	100%			2025	\$56,100	2	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Attic</i>								
<i>Explanation : 5 Units, R-22</i>								
<b>Ventilation</b>								
Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$1,500
Exhaust Fans								
	Interior	100%			2027	\$9,400	2	\$100
<b>Plumbing</b>								
H/C Water Piping								
	Brass/Copper	100%			2047	* *	1	
Water Heater								
	Gas Fired	100%			2025	\$1,600	2	
Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1	
Fixtures								
	Generic	100%						
<b>Fire Suppression</b>								
Sprinkler								
	No Component	90%						
	Generic	10%			2037	* *	1-2	\$100
Chemical System								
	Generic	100%			2022	\$27,200	1-3	\$3,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 2 Sets</i>								

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

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BRONX ZOO WEST ADMINISTRATION BUILDING  
**Address** : BRONX RIVER PKWY AND FORDHAM RD  
**Borough** : BRONX Agency's Number : N/A  
**Program / Asset #** : DCA0005.330 / 2349 Yr Built/Renovated : 1905 / 1999  
**Area Sq Ft** : 27,720 Project Type : CULTURAL AFFAIRS  
**Date of Survey** : 01-Feb-2016 Landmark Status : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 3120 Lot : 20 BIN :

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$237,200	\$98,500
Interior Architecture		\$133,800
Mechanical		\$836,400
<b>Total</b>	<b>\$237,200</b>	<b>\$1,068,700</b>
Importance Code A	\$237,200	\$98,500
Importance Code B		\$970,300
<b>Total</b>	<b>\$237,200</b>	<b>\$1,068,700</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$41,600	\$22,600		
Interior Architecture	\$1,200	\$12,900	\$302,600	\$1,200
Electrical	\$4,800	\$26,700	\$3,100	\$2,600
Mechanical	\$25,000	\$10,400	\$16,200	\$7,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$76,600</b>	<b>\$76,500</b>	<b>\$325,900</b>	<b>\$14,800</b>
Importance Code A	\$42,900	\$24,000	\$1,300	\$1,300
Importance Code B	\$33,700	\$52,600	\$324,600	\$13,500
Importance Code C				
<b>Total</b>	<b>\$76,600</b>	<b>\$76,500</b>	<b>\$325,900</b>	<b>\$14,800</b>



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

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

**Asset # : 2349**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	**	5	\$20,100	
Masonry: Limestone	15%	Now	\$83,100	LIFE	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
Metal Panel	10%			2037	**	5-10	\$27,700	
Stucco Cement	15%			2032	**	5	\$15,100	
Window Wall	10%			2037	**	5	\$15,100	
Windows								
Aluminum	75%	Now	\$34,900	2043	**	5	\$3,700	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Side 2nd Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Side 2nd Floor</i>								
Wood	25%			2035	**	5	\$24,500	
Parapets								
Masonry: Limestone	100%	2-4	\$56,000	LIFE	**	5	\$7,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Copper/Terne	60%	4+	\$6,800	2042	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
Paver: Asphalt	20%			2036	**	10	\$11,100	
Sloped Glazing	20%	Now	\$98,100	LIFE	**	5	\$98,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout East And West Wings</i>								
Interior								
Floors								
Carpet	53%			2023		3	\$30,300	
Cast in Place Concrete	15%			LIFE	**	5	\$12,500	
Ceramic Tile	5%			2030		5	\$1,900	
Granite Panels	2%			LIFE	**	5	\$600	
Vinyl Tile	25%			2027		3	\$4,800	
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	

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

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

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

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

**Asset # : 2349**

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

## Interior

## Ceilings

AcousTileConcealSpLn	10%			2032	**	5	\$4,800	
AcousTileSusp.Lay-In	55%			2032	**	5	\$21,000	
Exposed Struc: Steel	20%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$4,800	
Plaster	5%			LIFE	**	5	\$1,200	

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2047	**	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 2 - Main Service Disconnect Switches Rated At 800 Amperes Each.*

## Transformers

Dry Type	100%			2040	**	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 1 - 225 Kilovolt-ampere, 145 Kilovolt-ampere, 480/208/120 Volts*

## Switchgear / Switchboard

Fused Disc Sw	100%			2047	**	5	\$100	
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## Raceway

Conduit	100%			2047	**	1		
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## Panelboards

Fused Disc Sw	10%			2043	**	5	\$100	
Molded Case Bkrs	90%			2043	**	5	\$700	

## Wiring

Thermoplastic	100%			2047	**	1		
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## Motor Controllers

Locally Mounted	10%			2040	**	5		
Motor Control Center	80%			2040	**	5	\$600	
Variable Frequency Drive	10%			2040	**			

## Ground

## Grounding Devices

Generic	100%			LIFE	**	5	\$400	
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## Stand-by Power

## Transfer Switches

Automatic	100%			2040	**	1	\$8,500	
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## Generators

Diesel	100%			2036	**	1	\$10,700	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Outside*

*Explanation : Emergency Generator Rated At 125 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 WEST ADMINISTRATION BUILDING**

**Asset # : 2349**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
<b>Batteries</b>								
Lead/Acid	100%			2021	\$1,700	5	\$1,000	
<b>Fuel Storage</b>								
Main Tank	100%			2055	**	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 335 Gallons Rated Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	40%			2032	**	10	\$9,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	60%			2032	**	10	\$14,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
Emergency, Service	40%			2032	**	1		
Emergency, Battery	10%			2032	**	10	\$600	
Exit, Service	50%			2032	**	1		
<b>Exterior Lighting</b>								
HID	20%			2032	**	10		
No Component	80%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%			2032	**	1	\$2,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Basement</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2032	**	1-3	\$5,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

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

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

Estimates are rounded to the nearest hundred dollars.

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment Hot Water Boiler	100%			2032	**	1	\$12,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Units And 1 Cogenerated Hot Water Heat Exchanger.</i>								
<hr/>								
Distribution Hot Wtr Piping/Pump	100%			2043	**	4	\$1,300	
<hr/>								
Terminal Devices Air Handler	60%			2027	\$228,300	1	\$9,500	
Convactor/Radiator	25%			2040	**	1	\$2,100	
Fan Coil Unit/Heat	15%			2027	\$60,800	1	\$1,200	
<hr/>								
<b>Air Conditioning</b>								
Energy Source Electricity	15%			2043	**	1		
Steam/HW System	85%			2037	**	1		
<hr/>								
Conversion Equipment Absorption Chiller/Steam/HW	85%			2036	**	1	\$23,400	
<i>Other Observation, Extent : Light, Area Affected : 85%</i>								
<i>Location : Basement</i>								
<i>Explanation : It Serves The Lion House As Well.</i>								
Split Unit	15%			2027	\$86,600			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : 4 Units, Back Yard</i>								
<hr/>								
Distribution CW & CHW Wtr Pipe/Pump	85%			2047	**	4	\$1,100	
No Component	15%							
<hr/>								
Terminal Devices Air Handler/Cool/Ht	60%			2027	\$182,100	1	\$9,500	
Fan Coil - 4 Pipe	15%			2027	\$95,000	1	\$1,200	
No Component	25%							
<hr/>								
Heat Rejection Dry Cooler	15%			2027	\$22,100	2	\$2,700	
Water Cooling Tower	85%			2025	\$87,300	2	\$21,800	
<hr/>								
<b>Ventilation</b>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$14,200	
<hr/>								
Exhaust Fans Interior	100%			2027	\$96,300	2	\$800	
<hr/>								
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%			2047	**	1		
<hr/>								
HW Heat Exchanger Steam Fired	100%			2037	**	4	\$3,800	
<hr/>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

**Asset # : 2349**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
	Sanitary Piping Cast Iron	100%	Now	\$9,900	LIFE	**	1	
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Outside Northeast</i>								
	Sump Pump(s) Submersible	100%			2021	\$1,000	4	\$900
	Backflow Preventer Generic	100%			2032	**	1	\$1,600
	Fixtures Generic	100%						
<b>Vertical Transport</b>								
	Elevators Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B, 1, 2</i>								
<i>Explanation : 1 Unit</i>								
<b>Fire Suppression</b>								
	Standpipe Generic	100%			2047	**	1-5	\$12,800
	Sprinkler Generic	100%			2047	**	1-2	\$7,100

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



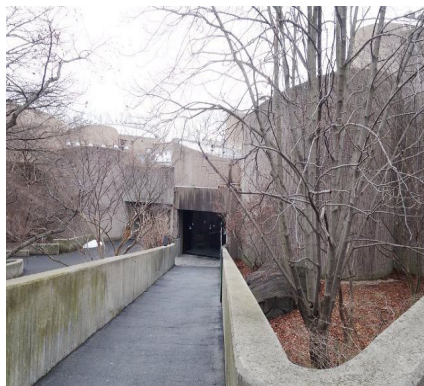
Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BRONX ZOO WORLD OF BIRDS  
**Address** : BRONX RIVER PKWY AND FORDHAM RD  
**Borough** : BRONX Agency's Number : N/A  
**Program / Asset #** : DCA0005.900 / 2362 Yr Built/Renovated : 1972 / 2004  
**Area Sq Ft** : 29,110 Project Type : CULTURAL AFFAIRS  
**Date of Survey** : 04-Feb-2016 Landmark Status : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 3120 Lot : 20 BIN :

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$224,300	\$165,700
Interior Architecture		\$445,400
Electrical		\$716,800
Mechanical	\$676,300	\$153,100
<b>Total</b>	<b>\$900,500</b>	<b>\$1,481,000</b>
Importance Code A	\$224,300	\$215,500
Importance Code B	\$676,300	\$1,265,500
<b>Total</b>	<b>\$900,500</b>	<b>\$1,481,000</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$26,000	\$8,000		
Interior Architecture		\$16,500	\$149,100	
Electrical	\$4,500	\$12,300	\$2,000	\$2,100
Mechanical	\$6,600	\$55,400	\$13,300	\$14,000
<b>Total</b>	<b>\$37,100</b>	<b>\$92,200</b>	<b>\$164,400</b>	<b>\$16,000</b>
Importance Code A	\$27,400	\$9,500	\$1,400	\$1,500
Importance Code B	\$9,600	\$82,700	\$163,000	\$14,500
Importance Code C				
<b>Total</b>	<b>\$37,100</b>	<b>\$92,200</b>	<b>\$164,400</b>	<b>\$16,000</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%	Now	\$11,400	LIFE	**	5	\$4,900	
				<i>Spalling, Extent : Severe, Area Affected : 25%</i>					
				<i>Location : Circulation Ramps- Main Facade</i>					
	Concrete Masonry Unit	90%	Now	\$112,500	LIFE	**	5	\$5,500	
				<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>					
				<i>Location : All Facades</i>					
				<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>					
				<i>Location : Perimeter Walls At Sections U4 And U5</i>					
				<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>					
				<i>Location : Perimeter Walls At Sections U4 And U5</i>					
				<i>Other Observation, Extent : Severe, Area Affected : 50%</i>					
				<i>Location : Within Wall System</i>					
				<i>Explanation : Suspect Problem With Metal Masonry Ties</i>					
Windows									
	Aluminum	100%			2035	**	5	\$600	
Parapets									
	Concrete Masonry Unit	30%	Now	\$11,900	LIFE	**	5	\$500	1
				<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>					
				<i>Location : Throughout, Inside And Exterior Walls - Section U4, U5</i>					
				<i>Spalling, Extent : Severe, Area Affected : 25%</i>					
				<i>Location : Throughout, Inside And Exterior Walls - Section U4, U5</i>					
				<i>Vegetation Growth, Extent : Severe, Area Affected : 25%</i>					
				<i>Location : Throughout, Inside And Exterior Walls - Section U4, U5</i>					
				<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>					
				<i>Location : Throughout</i>					
	Concrete Masonry Unit	60%	Now	\$2,400	LIFE	**	5	\$1,000	
				<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>					
				<i>Location : Throughout</i>					
	Metal Panel	5%	Now	\$300	2047	**	5	\$100	
				<i>Seams Open/Split, Extent : Severe, Area Affected : 15%</i>					
				<i>Location : Parapet Caps</i>					
	Metal Rail	5%			2032	**	5-10	\$1,300	

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Roof</b>								
IRMA/Protected Membrane	20%			2027	\$43,500	10	\$5,200	
Metal Panel	15%			2032	**	10	\$7,200	
Modified Bitumen	20%			2035	**	10	\$5,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Roofs</i>								
Skylight, Plastic Sloped Glazing	10%			2032	**	1		
	35%	Now	\$111,800	LIFE	**	5	\$122,200	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Exhibits</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Underside Of Support Beams In Section U2</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Exhibition</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	25%			2023	\$143,700	3	\$16,200	
Cast in Place Concrete	10%			LIFE	**	5	\$9,500	
Ceramic Tile	5%			2030	\$43,600	5	\$2,200	
Quarry Tile	5%			2032	**	5	\$3,200	
Traffic Topping	55%			2027	\$307,300	5	\$29,700	
<b>Interior Walls</b>								
Concrete Masonry Unit	50%			LIFE	**	5	\$11,900	
Glass: Special Gauge	20%			LIFE	**	1		
Plaster	30%			LIFE	**	5	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Exhibits</i>								
<i>Explanation : Hand Painted Murals</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	50%			2040	**	5	\$21,600	
Exposed Concrete	25%			LIFE	**	5	\$1,700	
Wood	25%			LIFE	**	5	\$94,500	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Over 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2027	\$49,900	3	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 600 Amperes , 4,160 Volts</i>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Over 600 Volts</b>								
	Transformers							
	Dry Type	100%		2025	\$143,300	3	\$200	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside The Building</i>					
			<i>Explanation : One 500 Kilovolt-ampere, 4,160Hv - 480/277Lv</i>					
	Feeders							
	Cable	100%		2026	\$16,100	1		
	Raceway							
	Conduit	100%		2027	\$42,700	1		
<b>Under 600 Volts</b>								
	Service Equipment							
	Fused Disc Sw	100%		2027	\$8,700	5	\$100	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : No Available Nameplate Ratings</i>					
	Switchgear / Switchboard							
	Fused Disc Sw	100%		2027	\$127,400	5	\$100	
	Raceway							
	Conduit	100%		2027	\$61,800	1		
	Panelboards							
	Fused Disc Sw	10%		2026	\$6,200	5	\$100	
	Molded Case Bkrs	90%		2026	\$56,100	5	\$700	
	Wiring							
	Thermoplastic	100%		2027	\$84,700	1		
	Motor Controllers							
	Locally Mounted	20%		2025	\$6,200	5		
	Motor Control Center	80%		2025	\$47,300	5	\$600	
<b>Ground</b>								
	Grounding Devices							
	Not Accessible	100%						
<b>Stand-by Power</b>								
	Transfer Switches							
	Automatic	100%		2040	**	1	\$9,000	
	Generators							
	Diesel	100%		2036	**	1	\$11,300	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside The Building</i>					
			<i>Explanation : Emergency Generator Rated At 85 Kilowatts</i>					
	Batteries							
	Lead/Acid	100%		2021	\$1,600	5	\$1,100	
	Fuel Storage							
	Main Tank	100%		2055	**	5	\$900	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : 175 Gallon Rated Capacity</i>					
<b>Lighting</b>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	38%			2032	**	10	\$10,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Fluorescent	60%			2027	\$103,700	10	\$16,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
LED	2%			2032	**			
<b>Egress Lighting</b>								
Emergency, Service	50%			2027	\$7,500	1		
Exit, Service	50%			2027	\$5,100	1		
<b>Exterior Lighting</b>								
HID	30%			2027	\$34,400	10		
No Component	70%							

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Natural Gas	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Cogeneration Hot Water From Power Plant To Warm-up The Boilers</i>								
Conversion Equipment Hot Water Boiler	100%			2040	**	1	\$14,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Mechanical Room</i>								
<i>Explanation : 2 Absorbers Boilers Supplement Hot Water Loop</i>								
Distribution Hot Wtr Piping/Pump	100%			2035	**	4	\$1,400	
Terminal Devices Air Handler	80%	0-2	\$319,700	2037	**	1	\$13,000	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor Fan Room And Roof</i>								
Convactor/Radiator	20%			2032	**	1	\$1,900	
<b>Air Conditioning</b>								
Energy Source Natural Gas	100%			2037	**	1		

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**BRONX ZOO WORLD OF BIRDS**  
**Asset # : 2362**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Absorption Chiller/Direct Fire	100%			2032	**	1	\$31,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : Refrigerant Lithium Bromide</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2047	**	4	\$1,400	
Terminal Devices								
Air Handler/Cool/Ht	100%			2022	\$318,800	1	\$18,000	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof, Moderate Evidence Of Corrosion</i>								
Heat Rejection								
Water Cooling Tower	100%			2028	\$107,900	2	\$29,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$16,200	
Exhaust Fans								
Interior	20%			2022	\$20,200	2	\$200	
Roof	80%	0-2	\$37,800	2037	**	2	\$600	
<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Electric	50%			2022	\$12,500	4	\$100	
Gas Fired	50%			2022	\$8,700	2	\$200	
HW Heat Exchanger								
Steam Fired	100%			2027	\$45,300	4	\$2,900	
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.

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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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BRONX ZOO WORLD OF DARKNESS  
**Address** : BRONX RIVER PKWY AND FORDHAM RD  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DCA0005.640 / 2334 **Yr Built/Renovated** : 1969 / 2006  
**Area Sq Ft** : 9,714 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 09-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Floors x  
**Block** : 3120 **Lot** : 20 **BIN** :

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$124,600	\$58,700
Interior Architecture		\$49,400
Electrical	\$96,100	\$143,900
Mechanical	\$120,000	\$73,100
<b>Total</b>	<b>\$340,600</b>	<b>\$325,200</b>
Importance Code A	\$124,600	\$131,800
Importance Code B	\$216,100	\$193,300
<b>Total</b>	<b>\$340,600</b>	<b>\$325,200</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture		\$30,100		
Interior Architecture		\$500	\$20,000	
Electrical	\$22,000	\$24,200	\$700	\$700
Mechanical	\$18,500	\$42,500	\$2,100	\$1,800
<b>Total</b>	<b>\$40,400</b>	<b>\$97,300</b>	<b>\$22,900</b>	<b>\$2,500</b>
Importance Code A	\$3,700	\$30,600	\$500	\$500
Importance Code B	\$36,800	\$66,700	\$22,400	\$2,000
Importance Code C				
<b>Total</b>	<b>\$40,400</b>	<b>\$97,300</b>	<b>\$22,900</b>	<b>\$2,500</b>



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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$10,000	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Building Entire</i>								
<i>Explanation : Building Inaccessible - Exhibits Closed To Public.</i>								
Pre-Cast Concrete	90%	Now	\$124,600	LIFE	**	5	\$58,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 20%</i>								
<i>Location : East And South Facades</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Panels</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Underside Of Panels</i>								
<i>Explanation : Exposed Rebar</i>								
<b>Parapets</b>								
Pre-Cast Concrete	100%			LIFE	**	5	\$27,000	
<b>Roof</b>								
Single Ply Membrane	100%			2032	**	10	\$30,100	
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2023	\$19,300	3	\$2,200	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Building Entire</i>								
<i>Explanation : Interior Inaccessible And Closed To The Public</i>								
Cast in Place Concrete	85%			LIFE	**	5	\$27,000	
Sheet Vinyl/Rubber	5%			2027	\$22,400	5	\$1,100	
<b>Interior Walls</b>								
Concrete Masonry Unit	50%			LIFE	**	5	\$4,500	
Plaster	50%			LIFE	**	5	\$3,400	
<b>Ceilings</b>								
Exposed Concrete	50%			LIFE	**	5	\$1,100	
Fiber Board	50%			2027	\$49,400			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Over 600 Volts</b>								
<b>Transformers</b>								
Liquid Filled	100%			2032	**	3	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 500 Kilovolt-ampere, 4,160hv-208/120lv</i>								

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



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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Over 600 Volts</b>								
Feeders								
Cable	100%			2035	**	1		
Raceway								
Conduit	100%			2037	**	1		
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	70%			2027	\$1,800	5		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Two 400 Amperes Main Disconnect Switches</i>						
Fused Disc Sw	30%			2037	**	5		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 400 Amperes Main Disconnect Switch</i>						
Switchgear / Switchboard								
Fused Disc Sw	20%			2037	**	5		
Molded Case Bkrs	80%			2027	\$67,700	5	\$200	
Raceway								
Conduit	50%			2037	**	1		
Conduit	50%			2027	\$7,200	1		
Panelboards								
Fused Disc Sw	5%			2026	\$800	5		
Molded Case Bkrs	65%			2026	\$10,100	5	\$200	
Molded Case Bkrs	30%			2035	**	5	\$100	
Wiring								
Braided Cloth	50%	2-4	\$9,500	2052	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	20%			2037	**	1		
Thermoplastic	30%			2027	\$5,700	1		
Motor Controllers								
Locally Mounted	100%			2025	\$30,700	5	\$100	
<b>Ground</b>								
Grounding Devices								
Generic	100%	0-2	\$9,900	LIFE	**	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : Corroded And Connected To Main Water Pipe</i>						
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2032	**	1	\$3,000	
Generators								
Diesel	100%			2030	\$76,300	1	\$3,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside The Building</i>						
		<i>Explanation : Emergency Generator Rated At 125 Kilowatts</i>						

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
<b>Batteries</b>								
Lead/Acid	100%			2021	\$1,600	5	\$400	
<b>Fuel Storage</b>								
Day Tank	50%			2035	**	5	\$900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 30 Gallons Rated Capacity</i>						
Main Tank	50%			2042	**	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 200 Gallons Rated Capacity</i>						
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	25%			2022	\$14,400	10	\$2,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Offices</i>						
		<i>Explanation : T-12 Lamps</i>						
Incandescent	75%			2022	\$96,100	2	\$200	
<b>Egress Lighting</b>								
Emergency, Service	50%			2027	\$2,500	1		
Exit, Service	50%			2027	\$1,700	1		
<b>Exterior Lighting</b>								
Fluorescent	20%			2022	\$6,500	10	\$200	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
No Component	80%							

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2037	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor Boiler Room</i>						
		<i>Explanation : Cogeneration Hot Water From Power Plant To Warm-up The Boiler</i>						
<b>Conversion Equipment</b>								
Hot Water Boiler	100%	Now	\$3,700	2025	\$73,100	1	\$4,300	
		<i>Other Observation, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : 1st Floor Boiler Room</i>						
		<i>Explanation : 1 Defective Unit And 1 Cogenerated Hot Water Heat Exchanger. Boiler Goes Down Frequently</i>						
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%	0-2	\$1,500	2026	\$14,800	4	\$500	
		<i>Corroded, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : 1st Floor Boiler Room</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**BRONX ZOO WORLD OF DARKNESS**  
**Asset # : 2334**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Terminal Devices								
Air Handler	90%			2022	\$120,000	1	\$5,400	
Fan Coil Unit/Heat	10%			2022	\$14,200	1	\$300	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2032	**	1	\$1,400	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Outside</i>						
No Component	70%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2037	**	4	\$200	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2022	\$9,600	1	\$1,800	
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	30%			2032	**	2	\$2,000	
No Component	70%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%	0-2	\$4,400	LIFE	**	2-5	\$5,400	
		<i>Needs Cleaning, Extent : Moderate, Area Affected : 70%</i>						
		<i>Location : Throughout</i>						
Exhaust Fans								
Interior	50%			2022	\$16,900	2	\$200	
Not Accessible	50%							
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%	0-2	\$3,500	2037	**	1		
		<i>Corroded, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Water Main And Piping, 1st Floor</i>						
Water Heater								
Gas Fired	100%			2025	\$5,800	2	\$100	
Sanitary Piping								
Cast Iron	100%	0-2	\$3,500	LIFE	**	1		
		<i>Corroded, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : 1st Floor</i>						
Storm Drain Piping								
Cast Iron	100%	0-2	\$1,000	LIFE	**	1		
		<i>Corroded, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : 1st Floor</i>						

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126  
BRONX ZOO WORLD OF DARKNESS**

**Asset # : 2334**

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

Plumbing

Fixtures

Generic

100%

*Obsolete Fixtures, Extent : Severe, Area Affected : 100%*

*Location : Throughout*

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

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BRONX ZOO, SUBSTATION 1 MONORAIL TRANSFORMERS  
**Address** : BRONX RIVER PKWY AND FORDHAM RD DEVOE AVE. AND 180TH STREET  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DCA0005.SSA / 495 **Yr Built/Renovated** : 1930 /  
**Area Sq Ft** : 150 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 09-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 3120 **Lot** : 20 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Electrical		\$312,200
<b>Total</b>		<b>\$312,200</b>
Importance Code B		\$312,200
<b>Total</b>		<b>\$312,200</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Interior Architecture				
Electrical	\$1,600			
<b>Total</b>	<b>\$1,600</b>			
Importance Code A				
Importance Code B	\$1,600			
<b>Total</b>	<b>\$1,600</b>			



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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**BRONX ZOO, SUBSTATION 1 MONORAIL TRANSFORMERS**

**Asset # : 495**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$500	
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	**	3		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 6- 600 Amperes, 4,160 Volts</i>								
Transformers								
Liquid Filled	100%			2025	\$312,200	3		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : No Rating Available</i>								
Feeders								
Cable	100%			2049	**	1		
Raceway								
Conduit	100%			2053	**	1		
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2047	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 100 Amperes</i>								
Transformers								
Dry Type	100%			2044	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 15 Kilovolt-ampere, 480/208/120 Volts</i>								
Raceway								
Conduit	100%			2047	**	1		
Panelboards								
Molded Case Bkrs	100%			2043	**	5		
Wiring								
Thermoplastic	100%			2047	**	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	**	1	\$100	

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126  
BRONX ZOO, SUBSTATION 1 MONORAIL TRANSFORMERS**

**Asset # : 495**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Stand-by Power Generators Diesel	100%			2036	**	1	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Emergency Generator Rated At 300 Kilowatts</i>								
Batteries Lead/Acid	100%			2021	\$1,600	5		
Fuel Storage Main Tank	100%			2055	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 700 Gallons Rated Capacity</i>								
Lighting Interior Lighting Incandescent	100%			2032	**	2		

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

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

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

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BRONX ZOO, SUBSTATION 13 CON ED AND WCS COGENERATION  
**Address** : BRONX RIVER PKWY AND FORDHAM RD DEVOE AVE. AND 180TH STREET  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DCA0005.SSB / 496 **Yr Built/Renovated** : 1930 / 1991  
**Area Sq Ft** : 150 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 09-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 3120 **Lot** : 20 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Electrical		\$471,500
<b>Total</b>		<b>\$471,500</b>
Importance Code A		\$49,900
Importance Code B		\$421,600
<b>Total</b>		<b>\$471,500</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$1,000			
Interior Architecture	\$1,000			
Electrical		\$2,000		
<b>Total</b>	<b>\$2,000</b>	<b>\$2,000</b>		
Importance Code A	\$1,000			
Importance Code B	\$1,000	\$2,000		
<b>Total</b>	<b>\$2,000</b>	<b>\$2,000</b>		



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



**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**BRONX ZOO, SUBSTATION 13 CON ED AND WCS COGENERATION**

**Asset # : 496**

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

## Exterior

## Exterior Walls

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

Metal Panel	100%	Now	\$1,000	2032	**			
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*Corrosion/Rusting, Extent : Moderate, Area Affected : 25%*  
*Location : At Perimeter Edges And Overlapping Seams*  
*Deformed/Dented, Extent : Moderate, Area Affected : 25%*  
*Location : Throughout*

## Interior

## Floors

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

Exposed Struc: Steel	100%	Now	\$1,000	LIFE	**			
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*Corrosion/Rusting, Extent : Moderate, Area Affected : 25%*  
*Location : Throughout*

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

## Over 600 Volts

## Service Equipment

Fused Disc Sw	100%			2027	\$49,900	3		
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*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Outside*  
*Explanation : Three 600 Ampere Main Disconnect Switches For Cogeneration Plant And Sub-stations Transformers 13.2 Kilo-volt*

## Transformers

Liquid Filled	100%			2025	\$312,200	3		
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*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Substation C*  
*Explanation : One 250 Kilovolt-ampere, 13.2v/4,160hv-480/277lv*

## Feeders

Cable	100%			2026	\$66,700	1		
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## Raceway

Conduit	100%			2027	\$42,700	1		
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## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2037	**	5		
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*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Outside*  
*Explanation : Main Service Switch Rated At 60 Amperes.*

## Raceway

Conduit	100%			2037	**	1		
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## Wiring

Thermoplastic	100%			2037	**	1		
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## Ground

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

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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, SUBSTATION 13 CON ED AND WCS COGENERATION**  
**Asset # : 496**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Incandescent	100%			2022	\$2,000	2		
Exterior Lighting								
HID	20%			2027	\$100	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.  
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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BRONX ZOO, SUBSTATION C CON ED VAULT  
**Address** : BRONX RIVER PKWY AND FORDHAM RD BRONXDALE PARKING LOT  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DCA0005.SSC / 497 **Yr Built/Renovated** : 1930 /  
**Area Sq Ft** : 150 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 04-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 3120 **Lot** : 20 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Electrical		\$43,300
<b>Total</b>		<b>\$43,300</b>
Importance Code B		\$43,300
<b>Total</b>		<b>\$43,300</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$11,100			
Interior Architecture	\$2,200			
Electrical		\$2,000		
<b>Total</b>	<b>\$13,300</b>	<b>\$2,000</b>		
Importance Code A	\$11,100			
Importance Code B	\$2,200	\$2,000		
<b>Total</b>	<b>\$13,300</b>	<b>\$2,000</b>		



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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	5%	0-2	\$100	LIFE	**	5	\$200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	95%	Now	\$5,900	LIFE	**	5	\$600	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Windows</b>								
Metal Louvers	100%	0-2	\$4,500	2042	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Cast in Place Concrete	100%	0-2	\$600	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	100%	0-2	\$700	LIFE	**	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Masonry: Brick	100%			LIFE	**			
<b>Ceilings</b>								
Exposed Concrete	100%	Now	\$1,500	LIFE	**	5		
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Electrical Room</i>								

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

**Under 600 Volts**

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

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>							
Service Equipment							
Molded Case Bkrs	100%			2053	**	5	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
		<i>Location : Electrical Room</i>					
		<i>Explanation : Main Service Switch Rated At 800 Amperes.</i>					
<hr/>							
Switchgear / Switchboard							
Molded Case Bkrs	100%			2053	**	5	
<hr/>							
Raceway							
Conduit	100%			2027	\$13,000	1	
<hr/>							
Panelboards							
Molded Case Bkrs	50%			2026	\$43,300	5	
Molded Case Bkrs	50%			2049	**	5	
<hr/>							
Wiring							
Thermoplastic	50%			2027	\$9,500	1	
Thermoplastic	50%			2053	**	1	
<hr/>							
<b>Ground</b>							
Grounding Devices							
Not Accessible	100%						
<hr/>							
<b>Lighting</b>							
Interior Lighting							
Incandescent	100%			2022	\$2,000	2	
<hr/>							
Exterior Lighting							
HID	20%			2027	\$100	10	
No Component	80%						
<hr/>							

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BROOKLYN ACADEMY OF MUSIC  
**Address** : 30 LAFAYETTE AVE. @ASHLAND PL.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DCA0015.000 / 2377 **Yr Built/Renovated** : 1907 / 2011  
**Area Sq Ft** : 162,337 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 06-Jul-2017 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4  
**Block** : 2111 **Lot** : 15 **BIN** : 3059185

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$666,400	\$231,300
Interior Architecture	\$201,100	\$10,839,300
Electrical	\$181,200	\$1,153,300
Mechanical	\$36,000	\$3,340,700
<b>Total</b>	<b>\$1,084,700</b>	<b>\$15,564,500</b>
Importance Code A	\$666,400	\$583,600
Importance Code B	\$217,200	\$4,224,100
Importance Code C	\$201,100	\$10,756,900
<b>Total</b>	<b>\$1,084,700</b>	<b>\$15,564,500</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$10,800		\$20,900	
Interior Architecture	\$42,000	\$6,000	\$70,500	\$64,700
Electrical	\$44,200	\$11,800	\$37,100	\$14,400
Mechanical	\$72,900	\$50,100	\$144,300	\$58,300
Site Pavements	\$8,400			
Elevators/Escalators	\$23,100	\$23,100	\$23,100	\$23,100
<b>Total</b>	<b>\$201,400</b>	<b>\$91,000</b>	<b>\$295,900</b>	<b>\$160,500</b>
Importance Code A	\$31,600	\$12,900	\$34,100	\$12,900
Importance Code B	\$169,800	\$78,200	\$261,800	\$124,900
Importance Code C				\$22,700
<b>Total</b>	<b>\$201,400</b>	<b>\$91,000</b>	<b>\$295,900</b>	<b>\$160,500</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$74,000	
Masonry: Brick	55%			LIFE	**	5	\$52,100	
Masonry: Brick	20%	Now	\$129,700	LIFE	**	5	\$18,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : South Facade, East-West Alleyway</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade, Alleyway</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Foundation</i>								
Masonry: Granite	5%			LIFE	**	5	\$3,600	
Metal Panel	10%			2038	**	5-10	\$65,100	
Windows								
Aluminum	20%			2044	**	5	\$100	
Bronze/Brass	10%			2036	**	5	\$200	
Wood	70%	Now	\$7,200	2053	**	5	\$1,100	1
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Alleyway And Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Dressing Rooms</i>								
Parapets								
Cast Stone/Terra Cotta	25%			LIFE	**	5	\$15,700	
Masonry: Brick	40%	Now	\$42,400	LIFE	**	5	\$3,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Parapets Facing Alley</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Facades Along Alley</i>								
Metal Panel	20%			2048	**	5	\$6,300	
Metal Rail	5%	Now	\$2,400	2033	**	5	\$2,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Fifth Floor</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Fifth Floor</i>								
Stucco Cement	10%			2041	**	5	\$2,100	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
IRMA/Protected Membrane	40%			2036	**	10	\$38,900	
IRMA/Protected Membrane	45%	Now	\$396,400	2038	**			
		<i>Insul Deter/Miss, Extent : Severe, Area Affected : 25%</i>						
		<i>Location : Over Cafe And Stage</i>						
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Over Cafe And Stage</i>						
Modified Bitumen	10%			2036	**	10	\$9,700	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Over 4th Floor Offices</i>						
Skylight, Metal/Glass	3%	Now	\$97,900	2038	**			
		<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Over Stage</i>						
		<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Over Stage</i>						
Sloped Glazing	2%			LIFE	**	5	\$26,000	
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	**	5		
Interior								
Floors								
Carpet	25%			2027	\$868,500	3	\$119,900	
Cast in Place Concrete	5%			LIFE	**	5	\$26,200	
Ceramic Tile	5%			2037	**	5	\$12,000	
Mosaic Tile	10%			2033	**	5	\$60,000	
Marble Panels	5%			LIFE	**	5	\$9,000	
Vinyl Tile	40%			2033	**	3	\$48,000	
Wood	10%			2043	**	5	\$45,000	
Interior Walls								
Fabric on Framing	20%			2029	\$10,506,900	5	\$45,500	
Gypsum Board	5%			LIFE	**	5	\$13,600	
Masonry: Brick	10%	Now	\$201,100	LIFE	**			
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Boiler Room</i>						
		<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Boiler Room</i>						
Marble Panels	5%			LIFE	**			
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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%			2033	**	5	\$36,000	
Exposed Concrete	10%			LIFE	**	5	\$3,700	
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$30,000	
Plaster	20%			LIFE	**	5	\$30,000	
Plaster	35%			LIFE	**	5	\$52,500	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%			2063	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	75%	4+	\$8,400	2041	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various</i>								
Pavers/Stone	25%			2037	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	20%			2041	**			
Masonry: Granite	80%			LIFE	**			
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2028	\$47,700	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated At 3000 Amperes And 1600 Amperes.</i>								
<b>Transformers</b>								
Dry Type	100%			2026	\$275,500	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 300 Kilovolt-ampere, 208/408/277 Volts</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	50%			2028	\$46,200	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 6- Vertical Sections</i>								
Molded Case Bkrs	50%			2028	\$46,200	5	\$2,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Vertical Sections</i>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Under 600 Volts								
Raceway								
	Conduit	40%			2028	\$37,700	1	
	Conduit	40%			2038	**	1	
	Conduit	20%			2048	**	1	
Panelboards								
	Fused Disc Sw	5%			2036	**	5	\$200
	Molded Case Bkrs	40%			2027	\$30,500	5	\$1,700
	Molded Case Bkrs	35%			2036	**	5	\$1,500
	Molded Case Bkrs	20%			2044	**	5	\$900
Wiring								
	Braided Cloth	20%	2-4	\$18,500	2053	**	1	
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Old Section Of The Building</i>							
	Thermoplastic	40%			2038	**	1	
	Thermoplastic	20%			2048	**	1	
	Thermoplastic	20%			2028	\$18,500	1	
Motor Controllers								
	Locally Mounted	50%			2026	\$51,600	5	\$500
	Locally Mounted	10%			2033	**	5	\$100
	Locally Mounted	10%	2-4	\$10,300	2048	**	5	\$100
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	Variable Frequency Drive	30%			2041	**		
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,400
Lighting								
Interior Lighting								
	Fluorescent	5%			2023	\$29,800	10	\$7,400
	<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Old Section Of The Building</i>							
	Fluorescent	60%			2033	**	10	\$89,300
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	Fluorescent	20%			2033	**	10	\$29,800
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Offices</i>							
	Incandescent	10%			2028	\$223,300	2	\$400
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Lighting Control Room</i>							
	<i>Explanation : All Stage Incandescent Lights Controlled By The Dimming Lighting System</i>							
	LED	5%			2036	**		

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Egress Lighting								
Emergency, Battery	40%			2033	**	10	\$15,700	
Emergency, Battery	10%			2023	\$24,800	10	\$3,900	
Exit, LED	40%			2056	**	1		
Exit, Service	10%			2023	\$5,000	1		
Exterior Lighting								
HID	30%			2028	\$208,700	10	\$100	
No Component	70%							
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2028	\$167,200	1	\$18,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2036	**	1-3	\$103,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	40%			2038	**	1		
Interruptible Gas/Dual Fuel	60%			2038	**	1		

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment								
Furnace	20%			2036	**	1	\$16,100	
<i>Other Observation, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Package Units</i>								
Furnace	20%			2028	\$81,300	1	\$16,100	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Package Units</i>								
Steam Boiler	20%	Now	\$11,200	2026	\$223,300	1	\$28,900	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : The Burner, Although Is New</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 20%</i>								
<i>Location : #3 Boiler, Boiler Room</i>								
Steam Boiler	40%			2033	**	1	\$64,300	
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units. 1 Heat Exchanger For Hot Water Devices</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	40%			2036	**	4	\$3,200	
Steam Piping/Pump	20%			2038	**			
No Component	40%							
<b>Terminal Devices</b>								
Air Handler	40%			2028	\$970,600	1	\$40,200	
Convactor/Radiator	20%			2026	\$184,800	1	\$10,500	
No Component	40%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Absorption Chiller/Direct Fire	40%			2036	**	1	\$70,300	
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 2 Units</i>								
Ext Pkg Unit - Heating/Cooling	20%			2033	**	2	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Package Units. R-410a</i>								
Ext Pkg Unit - Heating/Cooling	30%			2028	\$648,100	2	\$3,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : 3 Package Units. Roof</i>								
Window/Wall Unit	10%			2023	\$36,000	1		

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Distribution</b>								
CW & CHW Wtr	40%			2048	**	4	\$3,200	
Pipe/Pump								
No Component	60%							
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	40%			2028	\$774,100	1	\$40,200	
No Component	60%							
<b>Heat Rejection</b>								
Water Cooling Tower	20%			2029	\$131,000	2	\$32,700	
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1 Unit</i>						
Water Cooling Tower	20%			2032	**	2	\$32,700	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 20%</i>						
		<i>Location : 1 Unit. Roof</i>						
No Component	60%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$90,500	
<b>Exhaust Fans</b>								
Interior	25%			2028	\$153,500	2	\$1,200	
Roof	75%			2033	**	2	\$3,700	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2038	**	1		
<b>Water Heater</b>								
Electric	20%			2023	\$30,400	4	\$200	
Gas Fired	40%			2026	\$42,100	2	\$900	
		<i>Other Observation, Extent : Light, Area Affected : 40%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Unit</i>						
Gas Fired	40%			2028	\$42,100	2	\$900	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 40%</i>						
		<i>Location : 1 Unit. Basement</i>						
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%	Now	\$18,000	LIFE	**	1		
		<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Basement Hallway</i>						
<b>Sump Pump(s)</b>								
Non-Submersible	100%			2028	\$26,300	4	\$3,400	
<b>Sewage Ejector(s)</b>								
Electric	100%			2028	\$49,700	4	\$6,500	
<b>Backflow Preventer</b>								
Generic	100%			2036	**	1	\$9,900	

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Plumbing	Fixtures							
	Generic	100%						
Vertical Transport	Elevators							
	Geared Traction	75%			LIFE		**	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 2 Units From 1st To 4th Floor, 1 Unit From Basement To 5th Floor</i>				
				<i>Explanation : 3 Units</i>				
	Hydraulic	25%			LIFE		**	
				<i>Other Observation, Extent : Light, Area Affected : 25%</i>				
				<i>Location : Basement - 3 Floor</i>				
				<i>Explanation : 1 Unit</i>				
Escalators	Over 20' Rise	100%			LIFE		**	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Lobby To 2nd Floor</i>				
				<i>Explanation : 1 Unit</i>				
Fire Suppression	Standpipe							
	Generic	100%			2038		**	1-5 \$81,800
	Sprinkler							
	Generic	100%			2038		**	1-2 \$45,500
	Fire Pump							
	Generic	100%			2031		**	1 \$30,300
Chemical System	Generic	100%			2023	\$29,700		1-3 \$3,700
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Kitchen</i>				
				<i>Explanation : 1 Set</i>				

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BROOKLYN ACADEMY OF MUSIC H. LICHTENSTEIN THEATRE  
**Address** : 651 FULTON STREET @ROCKWELL PL.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DCA0015.010 / 3002 **Yr Built/Renovated** : 1900 / 1989  
**Area Sq Ft** : 47,593 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 06-Jul-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 2095 **Lot** : 45 **BIN** : 3345162

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$912,700	\$349,700
Electrical	\$149,000	\$669,400
Mechanical		\$606,400
<b>Total</b>	<b>\$1,061,700</b>	<b>\$1,625,600</b>
Importance Code A	\$912,700	\$494,900
Importance Code B	\$149,000	\$1,130,700
<b>Total</b>	<b>\$1,061,700</b>	<b>\$1,625,600</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$34,400	\$500
Interior Architecture	\$21,400	\$1,800	\$3,300	\$11,600
Electrical	\$3,500	\$4,400	\$27,400	\$3,400
Mechanical	\$15,000	\$6,400	\$17,300	\$6,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$43,800</b>	<b>\$16,500</b>	<b>\$86,400</b>	<b>\$25,800</b>
Importance Code A	\$2,200	\$2,500	\$36,700	\$3,000
Importance Code B	\$41,600	\$14,100	\$49,700	\$22,800
Importance Code C				
<b>Total</b>	<b>\$43,800</b>	<b>\$16,500</b>	<b>\$86,400</b>	<b>\$25,800</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$50,100	
Masonry: Brick	90%	Now	\$726,000	LIFE	**	5	\$115,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade, East Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
Wood	5%			2033	**	5	\$32,100	
Windows								
Aluminum	100%			2044	**	5	\$1,000	
Parapets								
Masonry: Brick	85%	Now	\$78,400	LIFE	**	5	\$6,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$2,400	
Stucco Cement	10%			2033	**	5	\$2,000	
Roof								
IRMA/Protected Membrane	20%			2033	**	10	\$8,700	
IRMA/Protected Membrane	30%	Now	\$108,200	2038	**			
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Administration Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Administration Offices, Rear Gallery</i>								
Modified Bitumen	20%			2033	**	10	\$8,700	
Modified Bitumen	30%			2028	\$184,200	10	\$13,000	
Interior								
Floors								
Carpet	25%			2030	\$237,000	3	\$35,600	
Cast in Place Concrete	15%			LIFE	**	5	\$23,400	
Ceramic Tile	5%			2037	**	5	\$3,600	
Marble Panels	5%			LIFE	**	5	\$2,700	
Quarry Tile	5%			2041	**	5	\$5,300	
Terrazzo	10%			LIFE	**	5	\$5,600	
Vinyl Tile	30%			2033	**	3	\$10,700	
Wood	5%			2043	**	5	\$6,700	

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Gypsum Board	25%			LIFE	**	5	\$9,600	
Masonry: Brick	25%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	45%			LIFE	**	5	\$8,700	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	20%			2041	**	5	\$14,200	
Exposed Concrete	25%			LIFE	**	5	\$2,800	
Plaster	55%			LIFE	**	5	\$24,500	
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2041	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2045	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	50%			2028	\$2,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 4000 Amperes</i>								
Fused Disc Sw	50%			2048	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1600 Amperes</i>								
<b>Transformers</b>								
Dry Type	100%			2041	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : 225 Kilovolt-ampere, 480/277 Volts</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	50%			2028	\$16,800	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : 3- Vertical Sections</i>								
Fused Disc Sw	50%			2048	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : 2- Vertical Sections</i>								
<b>Raceway</b>								
Conduit	20%			2048	**	1		
Conduit	80%			2028	\$26,100	1		

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

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Fused Disc Sw	10%			2044	**	5	\$100	
Molded Case Bkrs	50%			2027	\$15,600	5	\$600	
Molded Case Bkrs	25%			2036	**	5	\$300	
Molded Case Bkrs	15%			2044	**	5	\$200	
<b>Wiring</b>								
Thermoplastic	50%			2028	\$14,500	1		
Thermoplastic	30%			2038	**	1		
Thermoplastic	20%			2048	**	1		
<b>Motor Controllers</b>								
Variable Frequency Drive	100%			2045	**			
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$700	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	20%			2023	\$99,400	10	\$8,700	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stage</i>								
Fluorescent	35%			2033	**	10	\$15,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices, Basement</i>								
Fluorescent	10%			2028	\$49,700	10	\$4,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
HID	10%			2028	\$33,800	10	\$200	
Incandescent	10%			2023	\$49,700	2	\$100	
Incandescent	10%			2028	\$49,700	2	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lighting Control Room</i>								
<i>Explanation : All Stage Lighting Controlled By The Etc Sensor Dimming System</i>								
LED	5%			2036	**			
<b>Egress Lighting</b>								
Emergency, Battery	20%			2028	\$13,400	10	\$2,300	
Emergency, Battery	30%			2036	**	10	\$3,400	
Exit, LED	30%			2063	**	1		
Exit, Service	20%			2028	\$1,400	1		
<b>Exterior Lighting</b>								
HID	30%			2028	\$56,200	10		
No Component	70%							
<b>Alarm</b>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2028	\$513,900	1-3	\$29,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Alarm Bells, Manual Pull Stations, Strobe Lights, Horns And Smoke Detectors</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Electricity	5%			2038	**	1		
Natural Gas	95%			2038	**	1		
Conversion Equipment								
Furnace	95%			2028	\$104,000	1	\$22,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 6 Are On The Roof, 7 Are Inside The Building</i>								
<i>Explanation : 13 Units, 6 Rooftop Package Units, 7 Internal Units</i>								
Radiant Heater	5%			2028	\$41,200	2	\$1,100	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	70%			2028	\$407,300	2	\$2,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 70%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Roof</i>								
<i>Explanation : 6 Rooftop Units</i>								
Split Unit	30%			2033	**			
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : 8 Units. R-410a.</i>								
Terminal Devices								
Fan Coil - 2 Pipe	30%			2033	**	1	\$4,600	
No Component	70%							

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Heat Rejection</b>								
	Air Cooled Condenser Unit	30%			2033	**	2	\$9,900
	No Component	70%						
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$26,500
<b>Exhaust Fans</b>								
	Roof	70%			2028	\$54,000	2	\$1,000
	Roof	30%			2036	**	2	\$400
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%			2038	**	1	
<b>Water Heater</b>								
	Gas Fired	70%			2026	\$19,800	2	\$500
			<i>Other Observation, Extent : Light, Area Affected : 70%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Units</i>					
	Gas Fired	30%			2021	\$8,500	2	\$200
			<i>Other Observation, Extent : Light, Area Affected : 30%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 1 Unit</i>					
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								
<b>Elevators</b>								
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 2nd Floor</i>					
			<i>Explanation : 1 Unit</i>					
<b>Fire Suppression</b>								
<b>Standpipe</b>								
	Generic	100%			2038	**	1-5	\$24,000
<b>Sprinkler</b>								
	Generic	100%			2038	**	1-2	\$13,300

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** : 30-May-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2  
**Block** : 1183 **Lot** : 1 **BIN** : 3337842

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$58,700	\$180,400
Interior Architecture	\$75,300	\$27,500
Electrical	\$313,700	\$109,500
Mechanical		\$934,900
<b>Total</b>	<b>\$447,700</b>	<b>\$1,252,300</b>
Importance Code A	\$58,700	\$180,400
Importance Code B	\$389,000	\$1,071,900
<b>Total</b>	<b>\$447,700</b>	<b>\$1,252,300</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture		\$10,800		\$2,600
Interior Architecture	\$158,700	\$8,000	\$1,900	\$5,700
Electrical	\$900	\$1,900	\$1,100	\$47,400
Mechanical	\$8,100	\$12,400	\$8,700	\$12,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$171,700</b>	<b>\$37,000</b>	<b>\$15,800</b>	<b>\$72,000</b>
Importance Code A	\$3,300	\$14,100	\$3,300	\$6,000
Importance Code B	\$168,400	\$22,900	\$11,400	\$66,000
Importance Code C			\$1,000	
<b>Total</b>	<b>\$171,700</b>	<b>\$37,000</b>	<b>\$15,800</b>	<b>\$72,000</b>



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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING**

**Asset # : 2656**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Limestone	5%			LIFE	**	5	\$1,900	
Stucco Cement	95%			2034	**	5	\$117,400	
<b>Windows</b>								
Wood	100%			2037	**	5	\$21,600	
<b>Roof</b>								
Copper/Terne	95%			2057	**	10	\$121,700	
Modified Bitumen	5%			2034	**	10	\$2,600	
<b>Interior</b>								
<b>Floors</b>								
Carpet	20%			2028	\$165,400	3	\$18,600	
Carpet	17%	2-4	\$140,600	2031	**	3	\$15,800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Auditorium</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$13,600	
Ceramic Tile	3%			2038	**	5	\$1,900	
Marble Panels	5%			LIFE	**	5	\$2,300	
Terrazzo	25%	Now	\$75,300	LIFE	**	5	\$12,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Auditorium Lobby</i>								
Vinyl Tile	15%			2034	**	3	\$3,500	
Vinyl Tile	5%	Now	\$13,800	2029	\$27,500	3	\$1,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<b>Interior Walls</b>								
Ceramic Tile	3%			2038	**	5	\$2,000	
Concrete Masonry Unit	10%			LIFE	**	5	\$2,600	
Gypsum Board	15%			LIFE	**	5	\$6,000	
Plaster	67%			LIFE	**	5	\$13,300	
Wood	5%			LIFE	**	5	\$13,200	

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

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING**

**Asset # : 2656**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%			2042	**	5	\$1,300	
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	5%	Now	\$4,300	LIFE	**	5	\$200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gas Meter Room</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gas Meter Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gas Meter Room</i>								
Gypsum Board	40%			LIFE	**	5	\$12,800	
Plaster	40%			LIFE	**	5	\$6,400	
Plaster	10%			LIFE	**	5	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Second Floor</i>								
<i>Explanation : Vaulted Ceiling</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2039	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : The Main Service Switch Is Rated 1,600 Amperes, It Is In Good Condition.</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2039	**	5	\$900	
<b>Raceway</b>								
Conduit	100%			2039	**	1		
<b>Panelboards</b>								
Molded Case Bkrs	100%			2037	**	5	\$900	
<b>Wiring</b>								
Thermoplastic	100%			2039	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2034	**	5	\$200	
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							
<b>Lighting</b>								

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126  
BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING**

**Asset # : 2656**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	70%			2024	\$140,500	10	\$21,700	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	30%			2024	\$60,200	10	\$9,300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby And Hallways</i>								
Egress Lighting Exit, Service	100%			2024	\$11,700	1		
Exterior Lighting Fluorescent	100%			2024	\$112,900	10	\$3,100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<b>Lightning Protection</b>								
Arresters/Cabling Generic	100%			2032	**	5	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : The System Covers The Stacks Only.</i>								
<b>Alarm</b>								
Security System No Component Generic	70%			2029	\$32,000	1	\$3,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : The Building Has A CCTV Surveillance Cameras System. The System Is Operating Properly.</i>								
Fire/Smoke Detection No Component Generic, Digital	70%			2029	\$109,500	1-3	\$6,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : The System Mostly Cover Hallways With Strobe/horns, Pull Stations, And Alarm Bells.</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Interruptible Gas/Dual Fuel	100%			2039	**	1		
Conversion Equipment Steam Boiler	100%			2042	**	1	\$33,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Steam Boilers And 2 Heat Exchangers - Providing Service For 3 Buildings</i>								

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Distribution								
	Hot Wtr Piping/Pump	80%		2037	**	4	\$2,000	
	Central Plant Steam Piping/Pmp	20%		2039	**	4	\$300	
Terminal Devices								
	Air Handler	20%		2029	\$92,800	1	\$4,200	
	Convactor/Radiator	20%		2034	**	1	\$2,200	
	Fan Coil Unit/Heat	60%		2029	\$296,600	1	\$6,600	
<b>Air Conditioning</b>								
Energy Source								
	Electricity	100%		2037	**	1		
Conversion Equipment								
	Reciprocating Compr/Chiller	80%		2034	**	1	\$12,500	
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Air Conditioning Room</i>							
	No Component	20%						
Distribution								
	CW & CHW Wtr Pipe/Pump	80%		2039	**	4	\$1,300	
	No Component	20%						
Terminal Devices								
	Air Handler/Cool/Ht	20%		2029	\$59,200	1	\$4,200	
	Fan Coil - 4 Pipe	60%		2029	\$370,900	1	\$6,600	
	No Component	20%						
Heat Rejection								
	Water Cooling Tower	80%		2030	\$80,200	2	\$27,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof Of Palm House</i>							
	<i>Explanation : On The Roof Of Adjacent Building</i>							
	No Component	20%						
<b>Ventilation</b>								
Distribution								
	Ductwork/Diffusers	30%		LIFE	**	2-5	\$5,700	
	No Component	70%						
Exhaust Fans								
	Interior	30%		2029	\$35,200	2	\$300	
	No Component	70%						
<b>Plumbing</b>								
H/C Water Piping								
	Brass/Copper	100%		2039	**	1		
Water Heater								
	Gas Fired	100%		2027	\$20,100	2	\$500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : One 180 Gallon Unit Also Services The Adjacent Buildings</i>							

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126  
BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING**

**Asset # : 2656**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2029	\$5,000	4	\$1,100
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Cellar To 3rd Floor</i>					
			<i>Explanation : One Unit</i>					

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

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

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

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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-May-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 1182 **Lot** : 1 **BIN** : 3337842

**CAPITAL**

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,100	\$1,000		\$3,500
Interior Architecture				
Electrical				
Mechanical				
<b>Total</b>	<b>\$3,100</b>	<b>\$1,100</b>	<b>\$100</b>	<b>\$3,600</b>
Importance Code A	\$3,100	\$1,100		\$3,600
Importance Code B			\$100	
Importance Code C				
<b>Total</b>	<b>\$3,100</b>	<b>\$1,100</b>	<b>\$100</b>	<b>\$3,600</b>



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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**BROOKLYN BOTANIC GARDEN CHILDREN'S GARDEN HOUSE**

**Asset # : 14743**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Stucco Cement	92%			2034	**	5	\$7,100	
Wood	8%	Now	\$2,700	2034	**	5	\$600	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Columns At Front Entrance And Wood Trim</i>								
<b>Windows</b>								
Wood	100%			2037	**	5	\$2,000	
<b>Parapets</b>								
Masonry: Limestone	3%			LIFE	**	5		
No Component	97%							
<b>Roof</b>								
Modified Bitumen	20%	Now	\$400	2034	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear Of Building</i>								
Slate	80%			LIFE	**			
<b>Soffits</b>								
Wood	100%			2042	**	5		
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	50%			LIFE	**	5	\$800	
Terrazzo	45%			LIFE	**	5	\$300	
Vinyl Tile	5%			2029	\$300	3		
<b>Interior Walls</b>								
Plaster	100%			LIFE	**	5	\$500	
<b>Ceilings</b>								
Gypsum Board	20%			LIFE	**	5	\$200	
Plaster	80%			LIFE	**	5	\$400	
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Pavers/Stone	100%			2038	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2039	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : The Main Service Switch Is Rated 200 Amperes.</i>								
<b>Raceway</b>								
Conduit	100%			2039	**	1		
<b>Panelboards</b>								
Molded Case Bkrs	100%			2037	**	5		
<b>Wiring</b>								
Thermoplastic	100%			2039	**	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  
BROOKLYN BOTANIC GARDEN CHILDREN'S GARDEN HOUSE**

**Asset # : 14743**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	100%			2029	\$1,300	10	\$500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Exterior Lighting Incandescent	100%			2029	\$1,900	2		
<b>Alarm</b>								
Security System No Component Generic	70%			2029	\$500	1	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : The Building Has An Outdoor CCTV Surveillance System.</i>								
Fire/Smoke Detection No Component Generic, Digital	70%			2029	\$1,900	1-3	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside</i>								
<i>Explanation : Fire Alarm Devices Are Connected To Adjacent Building Fire Alarm System.</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Electricity	100%			2049	**	1		
Conversion Equipment Heat Pump Air Sourced	100%			2030		2	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Attic</i>								
<i>Explanation : 1 Unit</i>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$300	
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2045	**	1		
Conversion Equipment Heat Pump Air Sourced	100%			2030	\$5,600	2		
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit In Attic</i>								
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%			2039	**	1		

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**BROOKLYN BOTANIC GARDEN CHILDREN'S GARDEN HOUSE**

**Asset # : 14743**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Plumbing								
	Water Heater Electric	100%			2027	\$500	4	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 20 Gallon Units, In Attic</i>								
	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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : BROOKLYN BOTANIC GARDEN PALM HOUSE  
**Address** : 1000 WASHINGTON AVE.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DCA0012.020 / 2231 **Yr Built/Renovated** : 1916 /  
**Area Sq Ft** : 39,063 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 30-May-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1,2  
**Block** : 1183 **Lot** : 1 **BIN** : 3378179

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$38,200	\$529,200
Interior Architecture	\$38,900	\$44,800
Electrical		\$462,000
Mechanical		\$761,800
<b>Total</b>	<b>\$77,000</b>	<b>\$1,797,700</b>
Importance Code A	\$38,200	\$529,200
Importance Code B	\$38,900	\$1,268,500
<b>Total</b>	<b>\$77,000</b>	<b>\$1,797,700</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$28,100			\$15,800
Interior Architecture		\$26,300	\$2,700	\$1,100
Electrical	\$1,100	\$1,600	\$1,300	\$1,200
Mechanical	\$8,600	\$12,300	\$10,700	\$25,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$41,800</b>	<b>\$44,200</b>	<b>\$18,700</b>	<b>\$47,200</b>
Importance Code A	\$30,000	\$1,900	\$1,900	\$17,700
Importance Code B	\$11,700	\$42,200	\$15,500	\$29,500
Importance Code C			\$1,300	
<b>Total</b>	<b>\$41,800</b>	<b>\$44,200</b>	<b>\$18,700</b>	<b>\$47,200</b>



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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**BROOKLYN BOTANIC GARDEN PALM HOUSE**

**Asset # : 2231**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Stucco Cement	10%	Now	\$10,200	2034	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Low Section Of East Facade</i>								
Window Wall	30%	Now	\$17,900	2049	**	5	\$19,100	
<i>Glazing Clouded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Shading Film Deteriorated</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Hall</i>								
<i>Explanation : Rounded Surfaces With Iron Members</i>								
Window Wall	60%			2049	**	5	\$76,400	
Windows								
Aluminum	100%			2045	**	5		
Roof								
Modified Bitumen	30%			2034	**	10	\$15,800	
Sloped Glazing	40%			LIFE	**	5	\$280,600	
Sloped Glazing	30%			LIFE	**	5	\$210,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Hall</i>								
<i>Explanation : Curved Glass With Iron Members</i>								
Interior								
Floors								
Carpet	30%			2025	\$233,400	3	\$26,300	
Cast in Place Concrete	35%			LIFE	**	5	\$44,800	
Ceramic Tile	5%			2038	**	5	\$2,900	
Marble Panels	5%			LIFE	**	5	\$2,200	
Quarry Tile	10%			2042	**	5	\$8,800	
Vinyl Tile	15%	2-4	\$38,900	2034	**	3	\$3,300	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	15%			LIFE	**			
Ceramic Tile	3%			2038	**	5	\$2,600	
Concrete Masonry Unit	30%			LIFE	**	5	\$10,200	
Gypsum Board	52%			LIFE	**	5	\$26,600	
Ceilings								
AcousTileSusp.Lay-In	45%			2042	**	5	\$26,300	
Exposed Concrete	20%			LIFE	**	5	\$1,800	
Metal Panel	5%			LIFE	**	5	\$3,700	
No Component	30%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Sloped Glass Roof - No Ceiling</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	100%			2039	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2037	**	5	\$100	
Molded Case Bkrs	90%			2037	**	5	\$900	
<b>Wiring</b>								
Thermoplastic	100%			2039	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2034	**	5	\$300	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	65%			2029	\$85,700	10	\$23,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Fluorescent	25%			2029	\$33,000	10	\$9,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Incandescent	10%			2029	\$49,400	2	\$100	
<b>Egress Lighting</b>								
Emergency, Battery	50%			2029	\$27,500	10	\$4,700	
Exit, Service	50%			2029	\$5,500	1		
<b>Exterior Lighting</b>								
Incandescent	100%			2029	\$130,500	2	\$100	
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2029	\$37,000	1	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway And Outside</i>								
<i>Explanation : The Building Has A CCTV Surveillance System. Devices Are Located On Hallways And The Building Exterior.</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2029	\$126,500	1-3	\$7,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway</i>								
<i>Explanation : Fire Alarm Devices Are Connected To An Adjacent Building Main Control Panel.</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
<b>Energy Source</b>								
HTHW/HW	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  
BROOKLYN BOTANIC GARDEN PALM HOUSE**

**Asset # : 2231**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%			2038	**	1	\$19,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room In Administration Building</i>								
<i>Explanation : Remotely Located</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2037	**	4	\$2,900	
Terminal Devices								
Air Handler	40%			2029	\$214,500	1	\$9,700	
Convactor/Radiator	50%			2034	**	1	\$6,300	
Fan Coil Unit/Heat	10%			2029	\$57,100	1	\$1,300	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2029	\$161,900	1	\$9,100	
Split Unit	40%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 4 Units</i>								
Window/Wall Unit	10%			2024	\$7,900	1		
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2039	**	4	\$1,000	
No Component	50%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2029	\$171,100	1	\$9,700	
Fan Coil - 4 Pipe	10%			2029	\$89,300	1	\$1,300	
No Component	50%							
Heat Rejection								
Air Cooled Condenser Unit	50%			2034	**	2	\$13,600	
Dry Cooler	40%			2034	**	2	\$10,900	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$21,800	
Exhaust Fans								
Interior	50%			2029	\$67,800	2	\$600	
Roof	50%			2029	\$31,700	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126  
BROOKLYN BOTANIC GARDEN PALM HOUSE**

**Asset # : 2231**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2029	\$5,800	4	\$1,200
	Fixtures							
	Generic	100%						
<b>Vertical Transport</b>								
	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 2nd Floor</i>					
			<i>Explanation : One Unit</i>					
<b>Fire Suppression</b>								
	Standpipe							
	Generic	100%			2049	**	1-5	\$19,700
	Sprinkler							
	No Component	60%						
	Generic	40%			2039	**	1-2	\$4,400
	Chemical System							
	No Component	98%						
	Generic	2%			2024	\$500	1-3	\$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.*

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

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** : 30-May-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 1183 **Lot** : 1 **BIN** : 3337842

**CAPITAL**

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$20,700	\$7,000		\$21,300
Interior Architecture				
Electrical	\$100	\$100	\$100	\$100
Mechanical	\$400	\$300	\$800	\$300
Site Pavements	\$19,700			
<b>Total</b>	<b>\$40,800</b>	<b>\$7,400</b>	<b>\$900</b>	<b>\$21,700</b>
Importance Code A	\$20,900	\$7,200	\$200	\$21,500
Importance Code B	\$300	\$200	\$600	\$200
Importance Code C	\$19,700			
<b>Total</b>	<b>\$40,800</b>	<b>\$7,400</b>	<b>\$900</b>	<b>\$21,700</b>



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

**DEPARTMENT OF CULTURAL AFFAIRS - 126  
BROOKLYN BOTANIC GARDEN SERVICE GARAGE**

**Asset # : 2950**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Exposed Struc: Steel	5%	2-4	\$7,300	LIFE	**	5	\$4,700	
<i>Paint Peeling, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	60%	2-4	\$13,400	2049	**	5	\$33,500	
<i>Paint Peeling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	15%			2042	**	5	\$14,000	
Window Wall	20%			2049	**	5	\$22,300	
<b>Roof</b>								
Single Ply Membrane	100%			2034	**	10	\$10,100	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	100%			LIFE	**	5	\$15,600	
<b>Interior Walls</b>								
Gypsum Board	100%			LIFE	**	5	\$1,000	
<b>Ceilings</b>								
Exposed Struc: Steel	100%			LIFE	**			
<b>Site Pavements</b>								
<b>Parking/Driveway</b>								
Cast in Place Concrete	100%	Now	\$19,700	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Between Two Garage Buildings</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	100%			2039	**	1		
<b>Panelboards</b>								
Molded Case Bkrs	100%			2037	**	5	\$100	
<b>Wiring</b>								
Thermoplastic	100%			2039	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2034	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entrance Door</i>								
<i>Explanation : Motor Starter Is Associated With Door Mechanism.</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
HID	100%			2029		10	\$200	
<b>Egress Lighting</b>								
Exit, Battery	100%			2029		10	\$300	
<b>Exterior Lighting</b>								
HID	100%			2029		10	\$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  
BROOKLYN BOTANIC GARDEN SERVICE GARAGE**

**Asset # : 2950**

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

**Alarm**

Security System

No Component

70%

Generic

30%

2029

\$4,500

1

\$500

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

*Location : Outside*

*Explanation : The Building Is Provided With Outdoor CCTV Surveillance System.*

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

**Heating**

Energy Source

Natural Gas

100%

2049

\*\*

1

Conversion Equipment

Furnace

100%

2034

\*\*

1

\$2,400

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

*Location : Throughout*

*Explanation : 6 Units*

**Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

\*\*

2-5

\$2,700

Exhaust Fans

Roof

100%

2029

\$7,700

2

\$100

**Plumbing**

H/C Water Piping

Brass/Copper

20%

2049

\*\*

1

No Component

80%

Sanitary Piping

Cast Iron

100%

LIFE

\*\*

1

Storm Drain Piping

Cast Iron

100%

LIFE

\*\*

1

**Fire Suppression**

Sprinkler

Generic

100%

2049

\*\*

1-2

\$1,300

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** : **30-May-2018** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Floors 1,2**  
**Block** : **1183** **Lot** : **1** **BIN** : **3378179**

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$181,100	\$203,900
Interior Architecture	\$352,300	\$77,800
Electrical	\$112,500	\$408,500
Mechanical		\$543,200
<b>Total</b>	<b>\$645,900</b>	<b>\$1,233,400</b>
Importance Code A	\$181,100	\$203,900
Importance Code B	\$464,800	\$1,029,600
<b>Total</b>	<b>\$645,900</b>	<b>\$1,233,400</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture		\$2,000		\$5,200
Interior Architecture	\$18,300	\$61,700	\$2,200	
Electrical	\$7,900	\$14,900	\$7,900	\$25,400
Mechanical	\$10,500	\$14,600	\$9,800	\$35,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$44,600</b>	<b>\$101,100</b>	<b>\$27,700</b>	<b>\$74,000</b>
Importance Code A	\$2,800	\$4,800	\$2,800	\$8,100
Importance Code B	\$37,900	\$96,300	\$24,000	\$65,800
Importance Code C	\$3,900		\$900	
<b>Total</b>	<b>\$44,600</b>	<b>\$101,100</b>	<b>\$27,700</b>	<b>\$74,000</b>



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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**BROOKLYN BOTANIC GARDEN STEINHARDT CONSERVATORY**

**Asset # : 2375**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Coiling Doors	2%			2042	**	5	\$3,900	
Stucco Cement	25%	Now	\$95,000	2042	**	5	\$19,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At The Base Of Both Greenhouses</i>								
Window Wall	73%			2049	**	5	\$172,200	
Windows								
Aluminum	100%			2045	**	5	\$2,500	
Roof								
Asphalt Macadam	15%			2034	**	5	\$10,400	
Sloped Glazing	85%			LIFE	**	5	\$117,700	
Interior								
Floors								
Carpet	5%			2022	\$56,900	3	\$6,400	
Cast in Place Concrete	20%			LIFE	**	5	\$37,400	
Ceramic Tile	3%			2038	**	5	\$2,600	
Panel/Paver: Cer/Brk	42%	Now	\$352,300	2045	**	5	\$40,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Slate	5%			LIFE	**	5	\$4,500	
Vinyl Tile	25%			2034	**	3	\$8,000	
Interior Walls								
Cast in Place Concrete	2%	Now	\$3,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Corridor To Palm House</i>								
Ceramic Tile	3%			2038	**	5	\$1,800	
Concrete Masonry Unit	25%			LIFE	**	5	\$5,900	
Gypsum Board	70%			LIFE	**	5	\$25,000	
Ceilings								
AcousTileSusp.Lay-In	20%	Now	\$14,400	2042	**	5	\$8,600	
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	20%			LIFE	**	5	\$2,700	
Exposed Concrete	5%			LIFE	**	5	\$700	
Gypsum Board	10%			LIFE	**	5	\$10,700	
Metal Panel	5%			LIFE	**	5	\$5,300	
No Component	40%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : No Ceilings - Greenhouses</i>								

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Estimates are rounded to the nearest hundred dollars.

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**BROOKLYN BOTANIC GARDEN STEINHARDT CONSERVATORY**

**Asset # : 2375**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Switch Is Rated 4000 Amperes.</i>						
Switchgear / Switchboard								
Fused Disc Sw	10%			2039	**	5		
Molded Case Bkrs	90%			2039	**	5	\$1,400	
Raceway								
Conduit	100%			2039	**	1		
Panelboards								
Molded Case Bkrs	100%			2037	**	5	\$1,500	
Wiring								
Thermoplastic	100%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$400	
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2034	**	1	\$17,600	
Generators								
Diesel	100%			2032	**	1	\$22,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : Nameplate Ratings 100 Kilowatt.</i>						
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$2,100	
Fuel Storage								
Day Tank	50%			2037	**	5	\$5,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 75 Gallon Capacity</i>						
Main Tank	50%			2044	**	5	\$800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Underground</i>						
		<i>Explanation : 500 Gallon Capacity</i>						
<b>Lighting</b>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**BROOKLYN BOTANIC GARDEN STEINHARDT CONSERVATORY**

**Asset # : 2375**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	30%			2029	\$57,800	10	\$15,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	10%			2029	\$19,300	10	\$5,200	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage</i>								
Fluorescent	10%			2029	\$19,300	10	\$5,200	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
HID	20%			2029		10	\$400	
Incandescent	30%			2029	\$216,600	2	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Incandescent Fixtures Are Decorative Type Fixtures.</i>								
Egress Lighting Exit, Service	100%			2024	\$16,100	1		
Exterior Lighting Fluorescent	50%			2029	\$95,500	10	\$2,600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
HID	50%			2024	\$112,500	10	\$100	
<b>Alarm</b>								
Security System No Component	70%							
Generic	30%			2034	**	1	\$6,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : The Hall Ways Are Covered By A CCTV Surveillance System.</i>								
Fire/Smoke Detection Generic, Digital	100%			2037	**	1-3	\$35,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : The Fire Alarm System Consists Of: Strobe Lights, Smoke Detectors, Manual Pull Station And Horns.</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source HTHW/HW	100%			2039	**	1		

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**BROOKLYN BOTANIC GARDEN STEINHARDT CONSERVATORY**

**Asset # : 2375**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%			2032	**	1	\$28,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room In Administration Building</i>								
<i>Explanation : Hot Water Comes From Adjacent Building</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2037	**	4	\$4,200	
<b>Terminal Devices</b>								
Convactor/Radiator	40%			2034	**	1	\$7,400	
Fan Coil Unit/Heat	30%			2029	\$250,700	1	\$5,500	
Unit Heater - Steam	30%			2029	\$59,800	4	\$2,400	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	25%			2029	\$118,400	1	\$6,600	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 25%</i>								
<i>Location : Court Yard</i>								
Window/Wall Unit	10%			2024	\$11,600	1		
No Component	65%							
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	25%			2039	**	4	\$700	
No Component	75%							
<b>Terminal Devices</b>								
Fan Coil - 4 Pipe	25%			2029	\$114,300	1	\$4,600	
No Component	75%							
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	25%			2029	\$9,800	2	\$10,000	
No Component	75%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	25%			LIFE	**	2-5	\$8,000	
No Component	75%							
Exhaust Fans								
Wall Unit	50%			2024	\$9,900	2	\$900	
No Component	50%							
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**BROOKLYN BOTANIC GARDEN STEINHARDT CONSERVATORY**

**Asset # : 2375**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Plumbing	Pool Filter/Treatment Sand	100%			2034	**	4	\$21,200
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : For Pond Use</i>					
	Fixtures	100%						
	Generic	100%						
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 1st Floor</i>					
			<i>Explanation : Two Freight Hoists</i>					
Fire Suppression	Standpipe							
	Generic	100%			2049	**	1-5	\$28,800

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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-May-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 1183 **Lot** : 1 **BIN** : 3337842

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$163,600
Interior Architecture		\$52,300
<b>Total</b>		<b>\$215,900</b>
Importance Code A		\$163,600
Importance Code B		\$52,300
<b>Total</b>		<b>\$215,900</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$15,600			
Interior Architecture	\$5,300	\$2,300		\$3,000
Electrical	\$1,600	\$2,100	\$1,600	\$12,200
Mechanical	\$7,200	\$2,800	\$9,100	\$3,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$37,500</b>	<b>\$15,100</b>	<b>\$18,600</b>	<b>\$26,800</b>
Importance Code A	\$16,800	\$500	\$1,200	\$600
Importance Code B	\$20,700	\$13,500	\$17,400	\$26,200
Importance Code C		\$1,100		
<b>Total</b>	<b>\$37,500</b>	<b>\$15,100</b>	<b>\$18,600</b>	<b>\$26,800</b>



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**DEPARTMENT OF CULTURAL AFFAIRS - 126  
BROOKLYN BOTANIC GARDEN VISITOR CENTER**

**Asset # : 14730**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$31,200	
Stucco Cement	20%			2046	**	5	\$31,200	
Window Wall	70%			2055	**	5	\$163,600	
Windows								
Metal Louvers	20%			2042	**	10		
No Component	80%							
Roof								
Metal Panel	20%			2046	**	10	\$15,400	
Single Ply Membrane	80%			2037	**	10	\$33,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Green Roof With Plantings</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
<b>Interior</b>								
Floors								
Cast in Place Concrete	75%			LIFE	**	5	\$52,300	
Mosaic Tile	3%			2046	**	5	\$2,400	
Quarry Tile	7%			2046	**	5	\$3,300	
Sheet Vinyl/Rubber	5%			2037	**	5	\$2,400	
Wood	10%			2064	**	5	\$6,000	
Interior Walls								
Cast in Place Concrete	2%			LIFE	**			
Ceramic Tile	5%			2042	**	5	\$2,200	
Concrete Masonry Unit	33%			LIFE	**	5	\$5,900	
Fiberglass Panel	10%			LIFE	**			
Glass: Single Pane	5%			LIFE	**	5	\$1,700	
Gypsum Board	35%			LIFE	**	5	\$9,400	
Wood	10%			LIFE	**	5	\$18,000	
Ceilings								
AcousTileSusp.Lay-In	15%			2046	**	5	\$4,800	
Exposed Struc: Steel	35%			LIFE	**			
Gypsum Board	50%			LIFE	**	5	\$19,900	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2073	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2046	**			

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

Under 600 Volts

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**BROOKLYN BOTANIC GARDEN VISITOR CENTER**

**Asset # : 14730**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2049	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 2000 Amperes.</i>								
<b>Transformers</b>								
Dry Type	100%			2042	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : The Observed Transformer Is Rated At 30 Kilovolt, 208/120 Volts.</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2049	**	5	\$100	
<b>Raceway</b>								
Conduit	100%			2049	**	1		
<b>Panelboards</b>								
Fused Disc Sw	30%			2045	**	5	\$100	
Molded Case Bkrs	70%			2045	**	5	\$400	
<b>Wiring</b>								
Thermoplastic	100%			2049	**	1		
<b>Motor Controllers</b>								
Locally Mounted	10%			2042	**	5		
Variable Frequency Drive	90%			2042	**			
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$300	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	20%			2034	**	10	\$3,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	20%			2034	**	10	\$3,900	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Incandescent	60%			2034	**	2	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Halogen Lamps</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2034	**	10	\$2,600	
Exit, LED	50%			2057	**	1		
<b>Exterior Lighting</b>								
HID	100%			2034	**	10	\$100	
<b>Alarm</b>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126  
BROOKLYN BOTANIC GARDEN VISITOR CENTER**

**Asset # : 14730**

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

**Alarm**

Security System

No Component

50%

Generic

50%

2034

\*\*

1

\$4,000

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

*Location : Hallways, Galleries, Outside*

*Explanation : The Building Has CCTV Surveillance System.*

Fire/Smoke Detection

Generic, Digital

100%

2034

\*\*

1-3

\$13,100

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

*Location : Throughout The Building*

*Explanation : The Fire Alarm System Is Composed Of: Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors*

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

**Heating**

Energy Source

Electricity

50%

2055

\*\*

1

Natural Gas

50%

2055

\*\*

1

Conversion Equipment

Heat Pump Air Sourced

50%

2033

\*\*

2

\$3,300

Hot Water Boiler

50%

2046

\*\*

1

\$5,300

*Other Observation, Extent : Light, Area Affected : 50%*

*Location : Basement*

*Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

50%

2051

\*\*

4

\$500

No Component

50%

Terminal Devices

Air Handler

50%

2037

\*\*

1

\$6,600

Fan Coil Unit/Heat

50%

2034

\*\*

1

\$3,400

**Air Conditioning**

Energy Source

Electricity

100%

2051

\*\*

1

Conversion Equipment

Heat Pump Air Sourced

100%

2033

\*\*

2

\$1,300

*R-134a Refrigerant, Extent : Light, Area Affected : 100%*

*Location : Basement*

Terminal Devices

Fan Coil - 4 Pipe

100%

2037

\*\*

1

\$6,900

Heat Rejection

Air Cooled Condenser

100%

2037

\*\*

2

\$14,800

Unit

**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 VISITOR CENTER**

**Asset # : 14730**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Ventilation</b>								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,900
Exhaust Fans								
	Interior	100%			2037	**	2	\$700
<b>Plumbing</b>								
H/C Water Piping								
	Brass/Copper	100%			2055	**	1	
Water Heater								
	Gas Fired	100%			2028	\$12,700	2	\$300
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Units At 120 Gallons</i>					
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Submersible	100%			2024	\$700	4	\$500
Backflow Preventer								
	Generic	100%			2037	**	1	\$1,300
Fixtures								
	Generic	100%						
<b>Vertical Transport</b>								
Elevators								
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 1st Floor</i>					
			<i>Explanation : 2 Units</i>					
<b>Fire Suppression</b>								
Sprinkler								
	Generic	100%			2055	**	1-2	\$6,000
Chemical System								
	No Component	98%						
	Generic	2%			2028	\$500	1-3	\$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.*

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$219,700	\$55,300
Interior Architecture	\$449,200	\$122,000
Electrical		\$1,500,000
Mechanical	\$748,800	\$1,513,800
<b>Total</b>	<b>\$1,417,700</b>	<b>\$3,191,100</b>
Importance Code A	\$375,200	\$55,300
Importance Code B	\$812,200	\$3,013,800
Importance Code C	\$230,400	\$122,000
<b>Total</b>	<b>\$1,417,700</b>	<b>\$3,191,100</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$104,100		\$21,000	
Interior Architecture	\$238,800		\$5,800	\$37,200
Electrical	\$18,600	\$10,500	\$13,100	\$13,000
Mechanical	\$138,800	\$24,500	\$84,500	\$20,100
Site Enclosure	\$1,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$505,600</b>	<b>\$38,900</b>	<b>\$128,300</b>	<b>\$74,200</b>
Importance Code A	\$124,100	\$5,100	\$26,100	\$5,100
Importance Code B	\$373,500	\$33,800	\$102,200	\$66,700
Importance Code C	\$8,000			\$2,400
<b>Total</b>	<b>\$505,600</b>	<b>\$38,900</b>	<b>\$128,300</b>	<b>\$74,200</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**BROOKLYN CHILDREN'S MUSEUM**  
**Asset # : 2601**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$55,300	
Metal Panel	10%			2050	**	5-10	\$76,100	
Mosaic Tile	55%	2-4	\$101,700	2050	**			
<i>Caulking Deteriorated, Extent : Light, Area Affected : 10%</i>								
<i>Location : Tile Expansion Joints</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$36,000	
Stucco Cement	15%			2043	**	5	\$41,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : South And West Buildings Facing Rear Yard</i>								
<i>Explanation : This Is Actually Exterior Insulation And Finish Systems</i>								
Window Wall	1%	Now	\$33,300	2050	**	5	\$2,100	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Elevation On Brooklyn Avenue Side</i>								
Window Wall	9%			2050	**	5	\$37,400	
<b>Windows</b>								
Aluminum	87%			2046	**	5	\$7,600	
Metal Louvers	3%			2039	**	10	\$1,600	
Steel	10%			2046	**	5	\$11,000	
<b>Parapets</b>								
Cast in Place Concrete	40%			LIFE	**	5	\$31,700	
Metal Panel	3%			2050	**	5	\$400	
Stucco Cement	5%			2043	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : South And West Buildings Facing Rear Yard</i>								
<i>Explanation : This Is Actually Exterior Insulation And Finish Systems</i>								
No Component	52%							
<b>Roof</b>								
Exposed Struc: Steel	15%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Plaza Roof</i>								
<i>Explanation : This Is Actually A Canopy Structure</i>								
Panel/Paver: Cer/Brk	40%	Now	\$118,000	2050	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mosaic Tile Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mosaic Tile Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mosaic Tile Roof</i>								
Plaza Roof: Stone Panels	30%			2050	**			
Single Ply Membrane	15%			2035	**	10	\$18,800	
<b>Soffits</b>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	40%	Now	\$164,600	2029	\$822,800	3	\$92,800	
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$67,600	
Ceramic Tile	5%			2039	**	5	\$7,700	
Vinyl Tile	30%			2035	**	3	\$17,400	
Wood	15%	0-2	\$79,700	2058	**	5	\$21,700	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Stairs To 2nd Floor And Cafeteria</i>								
Interior Walls								
Cast in Place Concrete	15%			LIFE	**	10	\$60,200	
Ceramic Tile	3%			2039	**	5	\$4,800	
Concrete Masonry Unit	5%			LIFE	**	5	\$6,400	
Glass: Single Pane	2%			LIFE	**	5	\$4,800	
Gypsum Board	60%			LIFE	**	5-10	\$163,700	
Masonry: Brick	5%			LIFE	**	10	\$2,400	
Wood	10%			LIFE	**	5	\$128,400	
Ceilings								
AcousTileSusp.Lay-In	35%	Now	\$9,100	2043	**	5	\$27,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 2nd Floor Corridor By Rooftop Plaza Window</i>								
Exposed Concrete	5%			LIFE	**	5-10	\$9,700	
Exposed Struc: Steel	45%			LIFE	**	10	\$139,100	
Exposed Struc: Wood	5%			LIFE	**	10	\$11,600	
Gypsum Board	10%	4+	\$3,300	LIFE	**	5	\$19,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : 2nd Floor Library By Rooftop Plaza Window</i>								
<i>Water Penetration, Extent : Light, Area Affected : 1%</i>								
<i>Location : 2nd Floor Library By Rooftop Plaza Window</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%	Now	\$1,300	2065	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Side Adjacent To Park</i>								
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**

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

## Site Pavements

## On-Site Walkways

Cast in Place Concrete	70%			2043	**			
Pavers/Stone	30%			2039	**			

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

*Location : Main Entry And Ramp*

*Explanation : This Is Actually Pre-cast Concrete Panels*

## Parking/Driveway

Asphalt	70%			2033	**			
Cast in Place Concrete	30%			2043	**			

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	90%			2050	**	5	\$400	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Main Electrical Room*

*Explanation : 4,000 Amperes Service*

Photovoltaic Panel(s)	10%			2039	**	1		
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## Switchgear / Switchboard

Fused Disc Sw	100%			2050	**	5	\$400	
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## 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	\$3,000	
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## Stand-by Power

## Transfer Switches

Automatic	100%			2043	**	1	\$31,800	
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**BROOKLYN CHILDREN'S MUSEUM**  
**Asset # : 2601**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
<b>Generators</b>								
Diesel	100%			2039	**	1	\$40,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : 250 Kilowatt Generator</i>								
<b>Batteries</b>								
Lead/Acid	100%			2024	\$1,600	5	\$3,800	
<b>Fuel Storage</b>								
Main Tank	100%			2058	**	5	\$3,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 400 Gallon</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	40%	Now	\$2,800	2030	\$139,400			
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Damaged Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Bad Ballasts Throughout</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Rooms</i>								
HID	10%			2030		10	\$300	
Incandescent	50%			2025	\$652,700	2	\$1,100	
<b>Egress Lighting</b>								
Emergency, Battery	50%			2035	**	10	\$12,500	
Exit, LED	50%			2058	**	1		
<b>Exterior Lighting</b>								
Fluorescent	20%			2030	\$69,000	10	\$1,900	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Soffits</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Operated Via Timer And Photocell</i>								
HID	20%			2030	\$81,300	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Operated Via Timer And Photocell</i>								
LED	10%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Operated Via Timer And Photocell</i>								
No Component	50%							

**Alarm**

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**BROOKLYN CHILDREN'S MUSEUM**  
**Asset # : 2601**

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

**Alarm**

Security System								
No Component	90%							
Generic	10%			2030	\$32,600	1	\$3,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entrances And Exterior</i>								
<i>Explanation : Cameras</i>								

Fire/Smoke Detection								
No Component	50%							
Generic, Digital	50%			2030	\$557,600	1-3	\$32,800	

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

**Heating**

Energy Source								
Electricity	20%			2040	**	1		
Natural Gas	60%			2040	**	1		
Solar Panel(s)	20%			2040	**	2	\$1,300	

Conversion Equipment								
Heat Exchanger, Plate & Frame	30%	Now	\$17,400	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	\$155,500	2035	**	1	\$9,200	
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*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	
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Distribution								
Ductwork/Diffusers	50%			LIFE	**	2-5	\$45,600	
Hot Wtr Piping/Pump	50%			2046	**	4	\$3,800	

Terminal Devices								
Air Handler	80%	0-2	\$340,300	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	
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**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**  
**BROOKLYN CHILDREN'S MUSEUM**  
**Asset # : 2601**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
	Int Pkg Unit - Heating/Cooling	40%	Now	\$171,600	2028	\$857,900	2	\$2,000
<i>Broken, Extent : Severe, Area Affected : 80%</i> <i>Location : 50 Percent Of Unit Cooling Coils Isolated In Basement.</i> <i>Damaged, Extent : Severe, Area Affected : 20%</i> <i>Location : 1 Of 8 Heat Pumps Not Working At Unit In Basement.</i> <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Basement</i> <i>Explanation : Geothermal Heat Pumps For Cooling And Boiler Water For Heating Of Old Building. Electric Reheat At Variable Air Volume Boxes.</i>								
	No Component	60%						
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2	\$168,000
<b>Terminal Devices</b>								
	Air Handler/Cool/Ht	60%	0-2	\$81,400	2030	\$271,500	1	\$34,500
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i> <i>Location : Compressors At Air Handler.</i> <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Basement</i> <i>Explanation : 4 Water Cooled Direct Expansion Units Serving The New Wing. Electric Reheat At Variable Air Volume Boxes.</i>								
	No Component	40%						
<b>Heat Rejection</b>								
	Water Cooling Tower	100%			2031	**	2	\$104,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Northwest Sector At Grade.</i> <i>Explanation : Cooling Tower Reported To Have Never Been Used.</i>								
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$91,200
<b>Exhaust Fans</b>								
	Interior	90%			2030	\$322,900	2	\$2,800
	Roof	10%			2030	\$16,700	2	\$300
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%			2050	**	1	
<b>Water Heater</b>								
	Gas Fired	100%			2025	\$61,500	2	\$1,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement</i> <i>Explanation : 150 Gallon Unit</i>								
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**BROOKLYN CHILDREN'S MUSEUM**  
**Asset # : 2601**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
Storm Drain Piping Cast Iron	100%	4+	\$10,500	LIFE	**	1		
<i>Blockage /Clogged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Periodic Back Up In Basement.</i>								
Sump Pump(s) Non-Submersible	100%			2030	\$15,400	4	\$3,300	
Sewage Ejector(s) Electric	100%			2030	\$29,000	4	\$6,200	
Backflow Preventer Generic	100%			2035	**	1	\$6,300	
Fixtures Generic	100%							
<b>Vertical Transport</b>								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 2nd Floor</i>								
<i>Explanation : 3 Units</i>								
<b>Fire Suppression</b>								
Sprinkler Generic	100%			2050	**	1-2	\$28,900	

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** : 11-Dec-2017 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,5  
**Block** : 1183 **Lot** : 26 **BIN** : 3029667

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$277,700	\$405,000
Interior Architecture	\$266,500	\$845,900
Electrical	\$3,023,800	\$657,800
Mechanical	\$1,923,700	\$1,768,900
<b>Total</b>	<b>\$5,491,600</b>	<b>\$3,677,500</b>
Importance Code A	\$277,700	\$405,000
Importance Code B	\$5,038,900	\$2,728,100
Importance Code C	\$175,000	\$544,400
<b>Total</b>	<b>\$5,491,600</b>	<b>\$3,677,500</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$28,900	\$55,900		\$53,300
Interior Architecture		\$90,200	\$6,800	
Electrical	\$18,400	\$23,200	\$20,500	\$19,500
Mechanical	\$34,800	\$37,300	\$103,700	\$32,200
Site Enclosure	\$15,100			
Site Pavements	\$36,400			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
<b>Total</b>	<b>\$145,500</b>	<b>\$218,600</b>	<b>\$142,900</b>	<b>\$116,900</b>
Importance Code A	\$28,900	\$55,900		\$53,300
Importance Code B	\$97,400	\$162,700	\$142,900	\$63,600
Importance Code C	\$19,100			
<b>Total</b>	<b>\$145,500</b>	<b>\$218,600</b>	<b>\$142,900</b>	<b>\$116,900</b>



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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$62,200	LIFE	**	5	\$24,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Spandrels At West Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Spandrels At West Facade</i>								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$76,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Addition J</i>								
<i>Explanation : Cast Stone Wall Panel System</i>								
Masonry: Brick	15%	Now	\$99,900	LIFE	**	5	\$14,600	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Section G West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>								
<i>Location : Section C South Facade And Section G West Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Section C South Façade</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stair D At Section C</i>								
Masonry: Granite	5%			LIFE	**	5	\$3,600	
Masonry: Limestone	40%			LIFE	**	5	\$29,200	
Pre-Cast Concrete	10%			LIFE	**	5	\$31,600	
Window Wall	15%			2049	**	5	\$54,700	
Windows								
Aluminum	35%			2045	**	5	\$1,200	
Aluminum	5%	Now	\$7,900	2054	**	5	\$100	
<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stair D At Section C</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Stair D At Section C</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stair D At Section C</i>								
Metal Clad	40%			2037	**	5	\$8,300	
Wood	20%	Now	\$21,100	2054	**	5	\$3,300	
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Facade</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : West Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Parapets								
Masonry: Brick	25%			LIFE	**	5	\$1,700	
Masonry: Limestone	55%			LIFE	**	5	\$4,800	
Metal Rail	20%			2042	**	5-10	\$25,300	

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	5%			2034	**	10	\$5,400	
IRMA/Protected Membrane	15%			2034	**	10	\$16,100	
			<i>Paver Block Ballast, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Over Front Entrance</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Over Front Entrance</i>					
			<i>Explanation : This Roof Is Described As American Hydrotech</i>					
Metal Panel	15%			2042	**	10	\$29,500	
Paver: Asphalt	22%			2032	**	10	\$35,400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Sections C And G</i>					
			<i>Explanation : Modified Membrane Under Concrete Pavers</i>					
Plaza Roof: Stone Panels	15%	Now	\$80,100	2039	**			
			<i>Water Penetration, Extent : Light, Area Affected : 15%</i>					
			<i>Location : Over Dome At Section C</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Over Dome At Section C</i>					
			<i>Explanation : Cracks, Caulking Missing</i>					
Skylight, Metal/Glass Sloped Glazing	5%			2049	**	10	\$17,900	
	23%			LIFE	**	5	\$329,100	
Soffits								
Metal Panel	30%			2049	**	5-10	\$16,400	
Stucco Cement	70%			2042	**	5	\$13,900	
Interior								
Floors								
Carpet	10%			2028	\$392,300	3	\$40,600	
Cast in Place Concrete	15%			LIFE	**	5	\$88,900	
Ceramic Tile	5%			2038	**	5	\$13,500	
Marble Panels	5%			LIFE	**	5	\$10,200	
Quarry Tile	5%			2042	**	5	\$20,300	
Terrazzo	20%			LIFE	**	5	\$42,300	
Vinyl Tile	20%			2034	**	3	\$20,300	
Wood	20%			2057	**	5	\$101,600	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$75,400	
Concrete Masonry Unit	5%			LIFE	**	5	\$30,200	
Gypsum Board	25%			LIFE	**	5	\$226,200	
Masonry: Brick	3%			LIFE	**			
Plaster	57%			LIFE	**	5	\$257,900	
Plaster	5%	Now	\$137,300	LIFE	**	5	\$22,600	
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Stair D At Section C</i>					
			<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Stair D At Section C</i>					

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**BROOKLYN MUSEUM MAIN WINGS C, D, E, F, G, AND J**

**Asset # : 4119**

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileConcealSpLn	15%			2042	**	5	\$51,200		
AcousTileSusp.Lay-In	25%			2042	**	5	\$68,300		
Glass: Susp Panels	10%			LIFE	**				
Gypsum Board	20%			LIFE	**	5	\$68,300		
Plaster	5%	Now	\$40,700	LIFE	**	5	\$8,500		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Building C, Main Stair Tower South Side</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Building C, Main Stair Tower South Side And Dome</i>									
Plaster	25%			LIFE	**	5	\$42,700		
Site Enclosure									
Fence/Gates									
Iron Picket	80%			2064	**				
Masonry: Fieldstone	20%			2049	**				
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Washington Avenue</i>									
<i>Explanation : This Is Actually A Granite Fence Base</i>									
Free Standing Walls									
Cast in Place Concrete	40%			2064	**				
Masonry: Fieldstone	60%	4+	\$14,900	2049	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Front Entry Area</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Front Entry Area</i>									
<i>Explanation : This Is Actually Granite Clad Walls</i>									
Retaining Walls									
Cast in Place Concrete	50%			2064	**				
Masonry: Fieldstone	50%	Now	\$200	2049	**				
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>									
<i>Location : Front Entry Area</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Front Entry Area</i>									
<i>Explanation : This Is Actually A Granite Clad Wall</i>									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	4+	\$32,200	2034	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>									
<i>Location : Washington Avenue Side</i>									
On-Site Walkways									
Cast in Place Concrete	90%	4+	\$4,200	2034	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>									
<i>Location : Parking Area Sidewalk Islands</i>									
Pavers/Stone	10%			2032	**				
Parking/Driveway									
Asphalt	100%			2032	**				

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**BROOKLYN MUSEUM MAIN WINGS C, D, E, F, G, AND J**

**Asset # : 4119**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Site Pavements								
Activity Yard								
Cast in Place Concrete	100%			2034	**			
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Under 600 Volts								
Transformers								
Dry Type	100%			2042	**	5	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 750 Kilovolt-ampere, 480/208/120 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	20%			2049	**	5	\$200	
Molded Case Bkrs	80%	2-4	\$88,700	2059	**	5	\$2,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	70%			2029	\$89,500	1		
Conduit	30%			2049	**	1		
Panelboards								
Molded Case Bkrs	70%			2028	\$106,800	5	\$4,400	
Molded Case Bkrs	30%			2045	**	5	\$1,900	
Wiring								
Thermoplastic	50%			2049	**	1		
Thermoplastic	50%			2039	**	1		
Motor Controllers								
Locally Mounted	30%			2027	\$399,300	5	\$500	
Motor Control Center	60%			2042	**	5	\$3,900	
Variable Frequency Drive	10%			2042	**			
Stand-by Power								
Transfer Switches								
Automatic	80%			2034	**	1	\$58,300	
Automatic	20%			2042	**	1	\$14,600	
Lighting								
Interior Lighting								
Fluorescent	2%			2037	**	10	\$4,300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	6%			2037	**	10	\$13,000	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Incandescent	90%			2024	\$2,935,000	2	\$4,700	
LED	2%			2034	**			

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**BROOKLYN MUSEUM MAIN WINGS C, D, E, F, G, AND J**

**Asset # : 4119**

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

**Lighting**

Egress Lighting

Emergency, Service	47%			2029	\$62,200	1		
Emergency, Battery	3%			2029	\$10,900	10	\$1,700	
Exit, LED	5%			2057	**	1		
Exit, Service	45%			2029	\$32,700	1		

Exterior Lighting

HID	15%			2034	**	10	\$100	
No Component	85%							

**Alarm**

Security System

No Component	20%							
Generic	80%			2034	**	1	\$70,800	

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

*Location : Inside And Outside The Building*

*Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$43,800	

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

*Location : Throughout The Building*

*Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors*

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

**Heating**

Energy Source

Plant Campus Steam / PRV	100%			2039	**	1		
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Throughout*

*Explanation : From Wing H*

Conversion Equipment

Heat Exchanger, Shell & Tube	10%			2038	**			
No Component	90%							

Distribution

Hot Wtr Piping/Pump	10%			2037	**	4	\$1,800	
Central Plant Steam Piping/Pmp	90%			2039	**	4	\$10,500	

Terminal Devices

Air Handler	70%			2029	\$248,000	1	\$102,600	
Convactor/Radiator	30%			2034	**	1	\$23,000	

**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**  
**BROOKLYN MUSEUM MAIN WINGS C, D, E, F, G, AND J**

**Asset # : 4119**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
Energy Source								
Electricity	60%			2037	**	1		
No Component	40%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Chilled Water Is From Wing H</i>								
<hr/>								
<b>Conversion Equipment</b>								
Ext Pkg Unit - Heating/Cooling	60%	2-4	\$1,892,700	2039	**	2	\$7,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 60%</i>								
<i>Location : 4 Package Units, Roof</i>								
No Component	40%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Chilled Water Is From Wing H</i>								
<hr/>								
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	40%			2039	**	4	\$4,700	
Ductwork/Diffusers	60%			LIFE	**	2	\$185,000	
<hr/>								
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	40%			2029	\$678,200	1	\$58,600	
No Component	60%							
<hr/>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$132,200	
<hr/>								
<b>Exhaust Fans</b>								
Interior	70%			2029	\$627,500	2	\$5,100	
Roof	30%			2029	\$125,500	2	\$2,200	
<hr/>								
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
<hr/>								
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<hr/>								
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<hr/>								
<b>Sump Pump(s)</b>								
Submersible	100%			2022	\$8,500	4	\$7,500	
<hr/>								
<b>Backflow Preventer</b>								
Generic	100%			2034	**	1	\$14,500	
<hr/>								
<b>Fixtures</b>								
Generic	100%							
<hr/>								
<b>Vertical Transport</b>								

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

Estimates are rounded to the nearest hundred dollars.

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

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



**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**BROOKLYN MUSEUM MAIN WINGS C, D, E, F, G, AND J**

**Asset # : 4119**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Vertical Transport	Elevators							
	Hydraulic	40%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 2nd Floor</i>					
			<i>Explanation : 1 Unit Wing C</i>					
	No Component	60%						
Fire Suppression	Standpipe							
	Generic	100%			2039		**	1-5 \$123,900
	Sprinkler							
	No Component	55%						
	Generic	45%			2039		**	1-2 \$29,900
Chemical System	No Component	95%						
	Generic	5%			2024	\$1,500	1-3	\$200
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 2 Kitchens</i>					
			<i>Explanation : Kitchen Hoods</i>					

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

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

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

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** : 11-Dec-2017 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Roof, Floors 5  
**Block** : 1183 **Lot** : 26 **BIN** : 3029667

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$322,100	\$563,900
Interior Architecture		\$65,200
Electrical	\$841,700	\$230,800
Mechanical	\$1,216,800	\$257,100
<b>Total</b>	<b>\$2,380,700</b>	<b>\$1,117,000</b>
Importance Code A	\$322,100	\$563,900
Importance Code B	\$2,058,600	\$553,100
<b>Total</b>	<b>\$2,380,700</b>	<b>\$1,117,000</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture		\$32,200		\$16,100
Interior Architecture		\$70,100	\$3,000	
Electrical	\$5,300	\$6,100	\$6,000	\$66,300
Mechanical	\$10,100	\$10,500	\$20,800	\$20,700
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
<b>Total</b>	<b>\$21,300</b>	<b>\$124,900</b>	<b>\$35,700</b>	<b>\$109,000</b>
Importance Code A		\$32,200		\$16,100
Importance Code B	\$21,300	\$92,700	\$35,700	\$92,900
Importance Code C				
<b>Total</b>	<b>\$21,300</b>	<b>\$124,900</b>	<b>\$35,700</b>	<b>\$109,000</b>



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

**DEPARTMENT OF CULTURAL AFFAIRS - 126  
BROOKLYN MUSEUM WEST WINGS A AND B**

**Asset # : 4120**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	40%	4+	\$64,000	LIFE	**	5	\$37,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout South Facade</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout South Facade</i>								
Masonry: Limestone	55%			LIFE	**	5	\$38,500	
Metal Panel	5%			2039	**	5-10	\$32,100	
Windows								
Metal Clad	100%			2037	**	5	\$161,500	
Parapets								
Masonry: Brick	40%			LIFE	**	5	\$2,000	
Masonry: Limestone	50%			LIFE	**	5	\$3,100	
Metal Rail	10%			2042	**	5-10	\$8,900	
Roof								
IRMA/Protected Membrane	10%			2034	**	10	\$7,300	
Metal Panel	20%			2042	**	10	\$26,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Metal Roof Section Between Parapet And Skylight</i>								
<i>Explanation : Rubber Membrane Over Metal Roof</i>								
Plaza Roof: Stone Panels	15%	Now	\$54,700	2039	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Ziggurat</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Ziggurat</i>								
<i>Explanation : Cracking, Sealant Failure</i>								
Single Ply Membrane	5%			2029	\$65,800	10	\$3,700	
Skylight, Metal/Glass	5%	Now	\$122,700	2049	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Intersection With Ziggurat</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Intersection Of Ziggurat And Lower Roof</i>								
Skylight, Metal/Glass	10%			2049	**	10	\$24,400	
Sloped Glazing	35%			LIFE	**	5	\$341,600	
Interior								
Floors								
Carpet	25%			2028	\$431,900	3	\$44,700	
Cast in Place Concrete	25%			LIFE	**	5	\$65,200	
Ceramic Tile	5%			2038	**	5	\$6,000	
Terrazzo	5%			LIFE	**	5	\$4,700	
Vinyl Tile	20%			2034	**	3	\$8,900	
Wood	20%			2057	**	5	\$44,700	
Interior Walls								
Gypsum Board	35%			LIFE	**	5	\$32,500	
Plaster	65%			LIFE	**	5	\$30,200	

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 MUSEUM WEST WINGS A AND B**

**Asset # : 4120**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
Ceilings								
AcousTileSusp.Lay-In	50%			2042	**	5	\$59,600	
Gypsum Board	20%			LIFE	**	5	\$29,800	
Plaster	30%			LIFE	**	5	\$22,400	
<b>Site Enclosure</b>								
Fence/Gates								
Iron Picket	100%			2064	**			
Free Standing Walls								
Cast in Place Concrete	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	50%			2064	**			
Masonry: Fieldstone	50%			2049	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : North Side Of Building</i>								
<i>Explanation : This Is Actually Granite Clad Retaining Walls</i>								
<b>Site Pavements</b>								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	100%			2034	**			
Parking/Driveway								
Asphalt	100%			2032	**			
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2039	**	5	\$300	
Raceway								
Conduit	90%			2029	\$54,600	1		
Conduit	10%			2049	**	1		
Panelboards								
Molded Case Bkrs	20%			2045	**	5	\$400	
Molded Case Bkrs	80%			2028	\$27,100	5	\$1,400	
Wiring								
Thermoplastic	10%			2049	**	1		
Thermoplastic	90%			2029	\$51,400	1		
Motor Controllers								
Locally Mounted	100%			2027	\$124,800	5	\$500	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2027	\$8,000	1	\$20,900	
<b>Lighting</b>								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPARTMENT OF CULTURAL AFFAIRS - 126  
BROOKLYN MUSEUM WEST WINGS A AND B**

**Asset # : 4120**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	10%			2024	\$25,000	10	\$6,200	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Incandescent	90%			2024	\$841,700	2	\$1,400	
<b>Egress Lighting</b>								
Emergency, Service	50%			2024	\$19,000	1		
Exit, Service	50%			2024	\$10,400	1		
<b>Exterior Lighting</b>								
HID	20%			2034	**	10		
No Component	80%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	20%							
Generic	80%			2034	**	1	\$20,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : Closed Circuit T V Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$12,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Plant Campus Steam / PRV	100%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam Is From H Wing</i>								
<b>Distribution</b>								
Central Plant Steam Piping/Pmp	100%			2039	**	4	\$3,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Heat Supply From H Wing</i>								
<b>Terminal Devices</b>								
Air Handler	80%	4+	\$406,400	2037	**	1	\$30,300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Convactor/Radiator	20%			2034	**	1	\$4,400	

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**DEPARTMENT OF CULTURAL AFFAIRS - 126  
BROOKLYN MUSEUM WEST WINGS A AND B**

**Asset # : 4120**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Air Conditioning	Distribution							
	CW & CHW Wtr Pipe/Pump	100%		2039	**	4	\$3,400	
	Terminal Devices							
	Air Handler/Cool/Ht	100%		2024	\$810,400	1	\$42,000	
Ventilation	Distribution							
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$37,900	
	Exhaust Fans							
	Interior	100%		2029	\$257,100	2	\$2,100	
Plumbing	H/C Water Piping							
	Brass/Copper	100%		2039	**	1		
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Fixtures							
	Generic	100%						
Vertical Transport	Elevators							
	Geared Traction	100%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 5th Floor</i>					
			<i>Explanation : 1 Unit B Wing</i>					
Fire Suppression	Standpipe							
	Generic	100%		2039	**	1-5	\$35,500	
	Sprinkler							
	Generic	100%		2039	**	1-2	\$19,000	

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

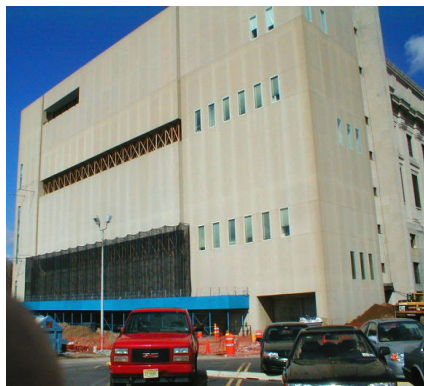
Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

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 : **11-Dec-2017** Landmark Status : **EXTERIOR LANDMARK**  
 Areas Surveyed : **Basement, Sub Basement, Roof, Floors 1,3,4,5**  
 Block : **1183** Lot : **26** BIN : **3029667**

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$296,500	\$898,300
Interior Architecture		\$260,900
Electrical	\$472,400	\$236,400
Mechanical	\$582,400	\$1,927,200
<b>Total</b>	<b>\$1,351,300</b>	<b>\$3,322,800</b>
Importance Code A	\$296,500	\$898,300
Importance Code B	\$1,054,800	\$2,289,200
Importance Code C		\$135,300
<b>Total</b>	<b>\$1,351,300</b>	<b>\$3,322,800</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture				\$2,000
Interior Architecture	\$14,200	\$25,100	\$11,900	\$9,200
Electrical	\$10,000	\$12,600	\$13,300	\$38,400
Mechanical	\$53,900	\$37,500	\$59,000	\$44,600
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
<b>Total</b>	<b>\$101,800</b>	<b>\$98,900</b>	<b>\$107,800</b>	<b>\$117,800</b>
Importance Code A	\$8,500	\$8,500	\$8,500	\$10,600
Importance Code B	\$93,300	\$90,400	\$90,800	\$107,200
Importance Code C			\$8,600	
<b>Total</b>	<b>\$101,800</b>	<b>\$98,900</b>	<b>\$107,800</b>	<b>\$117,800</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**BROOKLYN MUSEUM WING H**  
**Asset # : 4121**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Pre-Cast Concrete	100%	Now	\$254,400	LIFE	**	5	\$440,800	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : South Facade</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : South Facade</i>								
Windows								
Aluminum	100%			2045	**	5	\$20,900	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Southeast Corner At 6th Floor</i>								
Parapets								
Masonry: Brick	5%			LIFE	**	5	\$300	
Pre-Cast Concrete	95%	Now	\$42,100	LIFE	**	5	\$32,600	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : South Facade</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
Roof								
IRMA/Protected Membrane	95%			2029	\$420,400	10	\$37,200	
<i>Paver Block Ballast, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	5%			2034	**	10	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Westside Of Building</i>								
<i>Explanation : Entry Vestibule Roof</i>								
Soffits								
Stucco Cement	100%			2034	**	5		
Interior								
Floors								
Carpet	15%			2028	\$291,100	3	\$30,100	
Cast in Place Concrete	10%			LIFE	**	5	\$29,300	
Ceramic Tile	5%			2038	**	5	\$6,700	
Quarry Tile	5%			2042	**	5	\$10,000	
Terrazzo	10%			LIFE	**	5	\$10,500	
Vinyl Tile	55%	4+	\$14,200	2034	**	3	\$27,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Various Locations</i>								
Interior Walls								
Ceramic Tile	10%			2038	**	5	\$17,100	
Concrete Masonry Unit	15%			LIFE	**	5	\$10,300	
Gypsum Board	65%			LIFE	**	5	\$66,800	
Wood	10%			LIFE	**	5	\$68,500	

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

Estimates are rounded to the nearest hundred dollars.

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

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



**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**BROOKLYN MUSEUM WING H**  
**Asset # : 4121**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%			2042	**	5	\$20,100	
Exposed Concrete	10%			LIFE	**	5	\$2,100	
Gypsum Board	75%			LIFE	**	5	\$125,600	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	90%			2064	**			
Masonry: Fieldstone	10%			2049	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Washington Avenue</i>								
<i>Explanation : This Is Actually A Granite Fence Base</i>								
<b>Retaining Walls</b>								
Cast in Place Concrete	100%			2064	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2034	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2034	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Southside Of Building</i>								
<b>Parking/Driveway</b>								
Asphalt	85%			2032	**			
Cast in Place Concrete	15%			2034	**			
<b>Activity Yard</b>								
Cast in Place Concrete	20%			2034	**			
Pavers/Stone	80%			2032	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	50%			2039	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : Two 2500 Ampere, One 3000 Ampere And One 4000 Ampere Main Diconnect Switches</i>								
Fused Disc Sw	50%			2049	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : Two 3000 Ampere Main Disconnect Switches</i>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**BROOKLYN MUSEUM WING H**  
**Asset # : 4121**

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2042	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Four Units At 1,000 Kilovolt-ampere, Two Units At 750 Kilovolt-ampere, 480/277 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2049	**	5	\$300	
Molded Case Bkrs	10%			2049	**	5	\$200	
Raceway								
Conduit	90%			2039	**	1		
Conduit	10%			2049	**	1		
Panelboards								
Fused Disc Sw	5%			2045	**	5	\$100	
Molded Case Bkrs	20%			2045	**	5	\$500	
Molded Case Bkrs	75%			2037	**	5	\$1,700	
Wiring								
Thermoplastic	20%			2049	**	1		
Thermoplastic	80%			2039	**	1		
Motor Controllers								
Locally Mounted	5%			2034	**	5		
Motor Control Center	60%			2034	**	5	\$1,400	
Motor Control Center	30%			2042	**	5	\$700	
Variable Frequency Drive	5%			2042	**			
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	30%			2042	**	1	\$7,900	
Automatic	70%			2034	**	1	\$18,500	
Generators								
Diesel	100%			2038	**	1	\$33,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Generator Rated At 750 Kilowatts</i>								
Batteries								
Lead/Acid	80%			2023	\$1,400	5	\$2,500	
Lead/Acid	20%			2023	\$300	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Within Generator Enclosure</i>								
<i>Explanation : Load Bank Observed</i>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**BROOKLYN MUSEUM WING H**  
**Asset # : 4121**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
<b>Fuel Storage</b>								
Day Tank	50%			2045	**	5	\$8,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 1,000 Gallon Capacity</i>								
Main Tank	50%			2057	**	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 2000 Gallon Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	60%			2029	\$189,200	10	\$47,200	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	40%			2024	\$472,400	2	\$800	
<b>Egress Lighting</b>								
Emergency, Service	10%			2034	**	1		
Emergency, Service	40%			2024	\$19,200	1		
Exit, Service	30%			2024	\$7,900	1		
Exit, Service	20%			2034	**	1		
<b>Exterior Lighting</b>								
HID	20%			2034	**	10	\$100	
No Component	80%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	20%							
Generic	80%			2034	**	1	\$25,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$15,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Fuel Oil Pumps And Tanks No Longer Used</i>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**BROOKLYN MUSEUM WING H**  
**Asset # : 4121**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment Steam Boiler	100%			2034	**	1	\$85,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Units (2 Large For Heating, 1 Small For Pre-Heat And Hot Water)</i>								
Distribution Central Plant Steam Piping/Pmp	100%			2039	**	4	\$4,200	
<b>Terminal Devices</b>								
Air Handler	60%			2029	\$769,800	1	\$31,900	
Convactor/Radiator	20%			2034	**	1	\$5,500	
Fan Coil Unit/Heat	20%			2029	\$273,300	1	\$5,500	
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2045	**	1		
<b>Conversion Equipment</b>								
Centrifugal,Compressor Turbine	50%			2038	**	1	\$46,400	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 2 More Chillers Added (4 Total)</i>								
Centrifugal,Compressor Turbine	50%			2025	\$275,100	1	\$46,400	
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	100%			2029	\$111,300	4	\$6,300	
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	20%			2034	**	1	\$10,600	
Air Handler/Cool/Ht	80%	2-4	\$409,300	2039	**	1	\$38,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 4th Floor Mechanical Room</i>								
<b>Heat Rejection</b>								
Water Cooling Tower	50%			2027	\$173,100	2	\$43,200	
Water Cooling Tower	50%			2023	\$173,100	2	\$43,200	
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$47,900	
<b>Exhaust Fans</b>								
Interior	100%			2029	\$324,600	2	\$2,600	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2039	**	1		
<b>HW Heat Exchanger</b>								
Steam Fired	100%			2049	**	4	\$12,700	

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**BROOKLYN MUSEUM WING H**  
**Asset # : 4121**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Submersible	100%			2022	\$3,100	4	\$2,700
	Sewage Ejector(s)							
	Electric	100%			2034	**	4	\$5,100
	Backflow Preventer							
	Generic	100%			2029	\$23,200	1	\$5,300
	Fixtures							
	Generic	100%						
<b>Vertical Transport</b>								
	Elevators							
	Geared Traction	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 2 Passenger Units From Basement To 5th Floor, 1 Staff Unit From Basement To 6th Floor, 1 Freight Unit From Basement To 6th Floor</i>							
	<i>Explanation : 4 Units (2 Passenger, 1 Staff, 1 Freight)</i>							
<b>Fire Suppression</b>								
	Standpipe							
	Generic	100%			2039	**	1-5	\$44,900
	Sprinkler							
	No Component	60%						
	Generic	40%			2049	**	1-2	\$9,600
	Fire Pump							
	Generic	100%			2032	**	1	\$16,000

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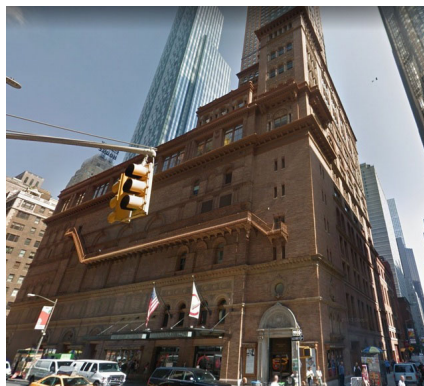
Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** : 13-Dec-2017 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,4,9,8,12,PH  
**Block** : 1009 **Lot** : 1 **BIN** : 1023449

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture		\$735,200
Interior Architecture	\$344,900	\$833,700
Electrical		\$929,300
Mechanical	\$99,100	\$2,820,100
<b>Total</b>	<b>\$443,900</b>	<b>\$5,318,300</b>
Importance Code A		\$735,200
Importance Code B	\$443,900	\$4,321,200
Importance Code C		\$261,900
<b>Total</b>	<b>\$443,900</b>	<b>\$5,318,300</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture		\$11,800		\$28,700
Interior Architecture		\$54,500	\$6,200	
Electrical	\$65,900	\$50,800	\$45,700	\$54,700
Mechanical	\$121,200	\$96,100	\$184,600	\$114,600
Elevators/Escalators	\$196,200	\$196,200	\$196,200	\$196,200
<b>Total</b>	<b>\$383,300</b>	<b>\$409,300</b>	<b>\$432,800</b>	<b>\$394,200</b>
Importance Code A		\$11,800	\$8,800	\$28,700
Importance Code B	\$383,300	\$397,500	\$423,900	\$365,500
Importance Code C				
<b>Total</b>	<b>\$383,300</b>	<b>\$409,300</b>	<b>\$432,800</b>	<b>\$394,200</b>



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## DEPARTMENT OF CULTURAL AFFAIRS - 126

## CARNEGIE HALL

Asset # : 2399

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$174,400	
Masonry: Brick	80%			LIFE	**	5	\$178,600	
Masonry: Granite	3%			LIFE	**	5	\$5,000	
Window Wall	7%			2055	**	5	\$58,600	
Windows								
Wood	100%			2045	**	5	\$340,600	
Parapets								
Cast Stone/Terra Cotta	50%			LIFE	**	5	\$41,600	
Metal Cornice	30%			2057	**	10	\$10,400	
Metal/Glass Curt Wall	10%			2055	**	5	\$4,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Around Plaza Roof Over The 8th Floor</i>								
<i>Explanation : This Component Is Actually Glass Panels.</i>								
Metal Rail	10%			2042	**	5-10	\$19,400	
Roof								
Green, Roof Inaccessible	20%			LIFE	**			
IRMA/Protected Membrane	35%			2034	**	10	\$28,700	
Plaza Roof: Stone Panels	40%			2055	**			
Skylight, Metal/Glass	5%			2055	**	10	\$13,700	
Interior								
Floors								
Carpet	15%			2028	\$901,400	3	\$93,300	
Cast in Place Concrete	5%			LIFE	**	5	\$45,400	
Ceramic Tile	3%			2038	**	5	\$12,400	
Terrazzo	2%			LIFE	**	5	\$6,500	
Vinyl Tile	5%			2037	**	3	\$7,800	
Wood	70%			2057	**	5	\$544,500	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	5%			LIFE	**	5	\$8,400	
Gypsum Board	55%			LIFE	**	5	\$139,400	
Plaster	15%			LIFE	**	5	\$19,000	
Plaster	15%			LIFE	**	5	\$19,000	
Wood	5%			LIFE	**	5	\$84,500	
Ceilings								
AcousTileSusp.Lay-In	10%			2042	**	5	\$41,500	
AcousTileSusp.Lay-In	35%			2046	**	5	\$145,300	
Exposed Concrete	5%			LIFE	**	5	\$3,200	
Gypsum Board	10%			LIFE	**	5	\$51,900	
Gypsum Board	10%			LIFE	**	5	\$51,900	
Plaster	15%			LIFE	**	5	\$38,900	
Plaster	15%			LIFE	**	5	\$38,900	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**CARNEGIE HALL**  
**Asset # : 2399**

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	**	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Rooms A, B, C</i>								
<i>Explanation : 3- Main Service Switches Rated At 5000 Amperes, 4000 Amperes And 2000 Amperes</i>								
Transformers								
Dry Type	100%			2046	**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room B</i>								
<i>Explanation : 45 Kilovolt-ampere And 75 Kilovolt-ampere 480/208/120 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	**	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Rooms A, B, C</i>								
<i>Explanation : 17 - Vertical Sections</i>								
Raceway								
Conduit	100%			2055	**	1		
Panelboards								
Fused Disc Sw	30%			2051	**	5	\$2,100	
Molded Case Bkrs	70%			2051	**	5	\$5,500	
Wiring								
Thermoplastic	100%			2055	**	1		
Motor Controllers								
Locally Mounted	10%			2034	**	5	\$200	
Motor Control Center	50%			2046	**	5	\$4,100	
Variable Frequency Drive	40%			2046	**			
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	**	1	\$91,700	
Generators								
Diesel	100%			2042	**	1	\$115,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Emergency Generator Rated At 750 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2024	\$1,700	5	\$11,000	

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**CARNEGIE HALL**  
**Asset # : 2399**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
<b>Fuel Storage</b>								
Day Tank	50%			2051	**	5	\$27,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Main Tank	50%			2064	**	5	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallon Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	20%			2037	**	10	\$54,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2037	**	10	\$27,300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
Fluorescent	10%			2037	**	10	\$27,300	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Incandescent	20%			2029	\$820,000	2	\$1,300	
Incandescent	20%			2037	**	2	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Function Rooms</i>								
<i>Explanation : Halogen Bulbs</i>								
LED	20%			2037	**			
<b>Egress Lighting</b>								
Emergency, Service	50%			2037	**	1		
Exit, LED	50%			2064	**	1		
<b>Exterior Lighting</b>								
LED	30%			2037	**			
No Component	70%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	30%							
Generic	70%			2037	**	1	\$77,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Function Rooms And Offices</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2037	**	1-3	\$183,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors</i>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**CARNEGIE HALL**  
**Asset # : 2399**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Utility Steam	100%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : From Con Edison</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2038	**	5	\$17,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 4 Heater Exchangers Converting Steam To Hot Water</i>								
Distribution								
Hot Wtr Piping/Pump	90%			2037	**	4	\$19,800	
Steam Piping/Pump	10%			2039	**			
Terminal Devices								
Air Handler	25%			2029	\$1,113,500	1	\$46,100	
Air Handler	50%			2037	**	1	\$92,100	
Convactor/Radiator	20%			2042	**	1	\$19,300	
Fan Coil Unit/Heat	5%			2034	**	1	\$4,800	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	50%			2032	**	1	\$161,200	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Sets. Sub-basement</i>								
Centrifugal, Elec Chiller	50%			2042	**	1	\$161,200	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Sets. Basement</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	25%			2039	**	4	\$3,700	
CW & CHW Wtr Pipe/Pump	75%			2049	**	4	\$16,500	
Terminal Devices								
Air Handler/Cool/Ht	100%			2034	**	1	\$184,300	
Heat Rejection								
Water Cooling Tower	100%	0-2	\$60,100	2030	\$1,202,100	2	\$239,900	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : Mechanical Defect</i>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$166,200	

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**  
**CARNEGIE HALL**  
**Asset # : 2399**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Ventilation</b>								
	Exhaust Fans							
	Interior	50%			2037	**	2	\$4,600
	Roof	50%			2029	\$263,000	2	\$4,600
<b>Plumbing</b>								
	H/C Water Piping							
	Brass/Copper	100%			2039	**	1	
	HW Heat Exchanger							
	Steam Fired	100%			2049	**	4	\$44,200
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2029	\$48,300	4	\$9,400
	Sewage Ejector(s)							
	Electric	100%			2034	**	4	\$17,800
	Backflow Preventer							
	Generic	100%			2029	\$80,500	1	\$18,300
	Fixtures							
	Generic	100%						
<b>Vertical Transport</b>								
<b>Elevators</b>								
	Geared Traction	60%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>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</i>							
	<i>Explanation : 7 Units</i>							
	Hydraulic	40%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>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</i>							
	<i>Explanation : 5 Units</i>							
	Escalators							
	Over 20' Rise	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Main Theater</i>							
	<i>Explanation : 2 Units</i>							
<b>Fire Suppression</b>								
	Standpipe							
	Generic	100%			2049	**	1-5	\$150,300
	Sprinkler							
	No Component	20%						
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Main Theater</i>							
	<i>Explanation : No Sprinkler In Main Theater</i>							
	Generic	80%			2049	**	1-2	\$66,800

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126  
CARNEGIE HALL  
Asset # : 2399**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Fire Suppression	Fire Pump							
	Generic	100%			2038	**	1	\$55,700
Chemical System	Generic	100%			2024	\$29,700	1-3	\$4,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Kitchens</i> <i>Explanation : 2 Sets</i>								

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : CLEMENTE SOTO VELEZ CULTURAL AND EDUCATIONAL CENTER  
**Address** : 107 SUFFOLK STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DCA0045.000 / 14804 **Yr Built/Renovated** : 1900 /  
**Area Sq Ft** : 90,300 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 14-Jun-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 353 **Lot** : 54 **BIN** : 1004301

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture		\$36,500
Interior Architecture	\$5,694,700	\$366,700
Electrical	\$343,400	\$1,198,400
Mechanical		\$116,100
<b>Total</b>	<b>\$6,038,100</b>	<b>\$1,717,700</b>
Importance Code A		\$36,500
Importance Code B	\$4,171,200	\$1,603,300
Importance Code C	\$1,866,900	\$78,000
<b>Total</b>	<b>\$6,038,100</b>	<b>\$1,717,700</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$4,300		\$4,900	\$1,300
Interior Architecture			\$7,500	\$3,700
Electrical	\$11,100	\$2,600	\$2,200	\$2,500
Mechanical	\$11,100	\$7,200	\$25,600	\$9,300
Site Pavements	\$14,300			
<b>Total</b>	<b>\$40,900</b>	<b>\$9,800</b>	<b>\$40,200</b>	<b>\$16,900</b>
Importance Code A	\$8,800	\$4,500	\$9,500	\$5,800
Importance Code B	\$29,200	\$5,300	\$30,600	\$11,200
Importance Code C	\$2,800			
<b>Total</b>	<b>\$40,900</b>	<b>\$9,800</b>	<b>\$40,200</b>	<b>\$16,900</b>



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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**CLEMENTE SOTO VELEZ CULTURAL AND EDUCATIONAL CENTER**  
**Asset # : 14804**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$36,500	
Masonry: Granite	2%			LIFE	**	5	\$800	
Masonry: Limestone	23%			LIFE	**	5	\$9,000	
Metal Panel	5%			2048	**	5-10	\$17,900	
Windows								
Aluminum	75%			2044	**	5	\$2,600	
Wood	25%			2036	**	5	\$8,700	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$5,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : On Parapet Walls</i>						
		<i>Explanation : Bluestone Copings</i>						
Masonry: Brick	90%			LIFE	**	5	\$6,300	
Roof								
Modified Bitumen	70%			2036	**	10	\$31,600	
Single Ply Membrane	30%			2036	**	10	\$13,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Sloping Roof Sections</i>						
		<i>Explanation : Synthetic/ Composite Slate Roof Tiles</i>						
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$1,700	

Interior

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**CLEMENTE SOTO VELEZ CULTURAL AND EDUCATIONAL CENTER**

**Asset # : 14804**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	20%	Now	\$432,400	LIFE	**	5	\$87,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Basement</i>								
Ceramic Tile	10%	2-4	\$80,600	2031	**	5	\$10,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</i>								
Sheet Vinyl/Rubber Vinyl Tile 9" X 9"	5%			2033	**	5	\$15,000	
	15%	Now	\$343,500	2038	**	3	\$11,200	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Various</i>								
<i>Loose Units, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Various</i>								
Wood	50%	0-2	\$2,056,900	2056	**	5	\$93,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various</i>								
<b>Interior Walls</b>								
Ceramic Tile	10%	2-4	\$280,400	2024	\$934,500	5	\$16,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
Gypsum Board	10%			LIFE	**	5	\$19,500	
Plaster	80%	4+	\$652,000	LIFE	**	5	\$78,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various</i>								
<b>Ceilings</b>								
Exposed Concrete	15%	4+	\$204,700	LIFE	**	5	\$4,800	
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
Plaster	85%	2-4	\$709,700	LIFE	**	5	\$108,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%			2063	**			

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	4+	\$11,500	2033		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</i>								

On-Site Walkways

Cast in Place Concrete	90%			2041		**		
Pavers/Stone	10%	2-4	\$2,800	2031		**		
<i>Other Observation, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Exterior Street Entrances</i>								
<i>Explanation : Stone Steps Are Deteriorating And Needs Pointing</i>								

Parking/Driveway

Asphalt	100%			2037		**		
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2028	\$21,700	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes.</i>								

Switchgear / Switchboard

Fused Knife Sw	100%	2-4	\$50,900	2058		**	5	\$200
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Electrical Room</i>								

Raceway

Conduit	50%			2038		**	1	
Conduit	50%			2028	\$27,900		1	

Panelboards

Fused Disc Sw	5%			2036		**	5	\$100
Molded Case Bkrs	45%			2027	\$17,500		5	\$1,100
Molded Case Bkrs	50%			2036		**	5	\$1,200

Wiring

Thermoplastic	80%			2028	\$42,000		1	
Thermoplastic	20%			2038		**	1	

Motor Controllers

Variable Frequency Drive	100%			2033		**		
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Ground

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**CLEMENTE SOTO VELEZ CULTURAL AND EDUCATIONAL CENTER**  
**Asset # : 14804**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ground</b>								
Grounding Devices Generic	100%	0-2	\$9,900	LIFE	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
<b>Lighting</b>								
Interior Lighting Fluorescent	88%			2028	\$829,400	10	\$72,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2028	\$94,300	10	\$8,300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
LED	2%			2036	**			
<b>Egress Lighting</b>								
Emergency, Battery	50%			2028	\$63,500	10	\$10,900	
Exit, Service	50%			2028	\$6,700	1		
<b>Exterior Lighting</b>								
HID	5%			2028	\$17,800	10		
No Component	95%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	85%							
Generic	15%			2028	\$42,700	1	\$5,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Parking Lot And Lobby</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Analog	30%	2-4	\$292,500	2038	**	1-3	\$15,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Obsolete Fire Alarm System; Manual Pull Station And Alarm Bells Only</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Natural Gas	100%			2038	**	1		

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**CLEMENTE SOTO VELEZ CULTURAL AND EDUCATIONAL CENTER**

**Asset # : 14804**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment								
Furnace	5%			2033	* *	1	\$2,200	
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Auditorium</i>						
		<i>Explanation : 2 Gas Fired Modine Furnaces</i>						
Hot Water Boiler	95%			2045	* *	1	\$42,400	
		<i>Other Observation, Extent : Light, Area Affected : 95%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
<b>Distribution</b>								
Hot Wtr Piping/Pump	95%			2044	* *	4	\$4,200	
No Component	5%							
<b>Terminal Devices</b>								
Convactor/Radiator	95%			2041	* *	1	\$27,700	
No Component	5%							
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2036	* *	1		
<b>Conversion Equipment</b>								
Window/Wall Unit	10%			2023	\$18,400	1		
No Component	90%							
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	70%			2038	* *	1		
Galvanized Steel	30%			2026	\$116,100	1		
		<i>Corroded, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Water Pressure Is Low In Upper Floors.</i>						
<b>Water Heater</b>								
Electric	5%	Now	\$3,900	2028	\$3,900	4		
		<i>On Extended Life, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : 2 Small Obsolete Units. 2 Bath Rooms</i>						
No Component	95%							
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	* *	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	* *	1		
<b>Fixtures</b>								
Generic	100%							

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : EL MUSEO DEL BARRIO HECKSCHER BUILDING TENANT  
**Address** : 1230 FIFTH AVENUE @E. 104 STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DCA0033.000 / 3009 **Yr Built/Renovated** : 1921 / 2017  
**Area Sq Ft** : 37,172 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 29-Mar-2018 **Landmark Status** : INTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,6  
**Block** : 1610 **Lot** : 1 **BIN** : 1051499

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$257,200	\$87,400
Electrical	\$4,100	\$149,700
Mechanical		\$599,200
<b>Total</b>	<b>\$261,300</b>	<b>\$836,400</b>
Importance Code A	\$257,200	\$87,400
Importance Code B	\$4,100	\$749,000
<b>Total</b>	<b>\$261,300</b>	<b>\$836,400</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$27,400	\$5,900		\$5,900
Interior Architecture	\$7,900	\$31,800	\$6,700	
Electrical	\$10,900	\$3,900	\$3,100	\$31,100
Mechanical	\$10,600	\$7,400	\$14,600	\$51,000
Site Enclosure	\$1,000			
Site Pavements	\$20,900			
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
<b>Total</b>	<b>\$102,400</b>	<b>\$72,700</b>	<b>\$48,100</b>	<b>\$111,700</b>
Importance Code A	\$28,300	\$6,800	\$900	\$6,900
Importance Code B	\$48,800	\$65,900	\$42,400	\$104,800
Importance Code C	\$25,200		\$4,900	
<b>Total</b>	<b>\$102,400</b>	<b>\$72,700</b>	<b>\$48,100</b>	<b>\$111,700</b>



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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**EL MUSEO DEL BARRIO HECKSCHER BUILDING TENANT**

**Asset # : 3009**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	80%			LIFE	**	5	\$47,000	
Masonry: Limestone	15%			LIFE	**	5	\$6,600	
Window Wall	5%			2049	**	5	\$11,000	
<b>Windows</b>								
Aluminum	55%			2045	**	5	\$9,900	
Wood	45%	Now	\$257,200	2054	**	5	\$40,400	
<i>Air Infiltration, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Masonry: Brick	60%			LIFE	**	5	\$2,600	
Metal Panel	5%			2049	**	5	\$800	
Metal: Cage/Fence	30%			2042	**	5-10	\$10,100	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,400	
<b>Roof</b>								
Cast in Place Concrete	45%	Now	\$27,400	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Side Of Main Roof</i>								
Skylight, Metal/Glass	5%			2049	**	10	\$6,500	
Under Construction	50%							
<b>Soffits</b>								
Metal Panel	100%			2049	**	5-10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 5th Avenue Side</i>								
<i>Explanation : Metal Paneled Awnings At Front Entry Courtyard</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2025	\$106,800	3	\$11,100	
Cast in Place Concrete	10%	Now	\$4,300	LIFE	**	5	\$16,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Pool Pump Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pool Pump Room</i>								
<i>Explanation : Missing Pipe Trough Covers</i>								
Ceramic Tile	5%			2038	**	5	\$3,700	
Quarry Tile	5%			2042	**	5	\$5,500	
Terrazzo	15%			LIFE	**	5	\$8,600	
Vinyl Tile	40%			2034	**	3	\$11,100	
Wood	10%			2057	**	5	\$13,800	
Under Construction	5%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**EL MUSEO DEL BARRIO HECKSCHER BUILDING TENANT**

**Asset # : 3009**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	15%			2038	**	5	\$9,700	
Concrete Masonry Unit	15%			LIFE	**	5	\$3,900	
Gypsum Board	30%			LIFE	**	5	\$11,600	
Masonry: Brick	5%			LIFE	**			
Plaster	30%	Now	\$3,500	LIFE	**	5	\$5,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pool Area And Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pool Area And Gymnasium</i>								
Ceilings								
AcousTileSusp.Lay-In	40%			2042	**	5	\$29,500	
Exposed Concrete	10%			LIFE	**	5	\$1,200	
Plaster	45%			LIFE	**	5	\$20,700	
Wood	5%			LIFE	**	5	\$32,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby And Cafeteria, First Floor</i>								
<i>Explanation : Renovated in 2008</i>								
Site Enclosure								
Fence/Gates								
Chain Link	80%	Now	\$800	2039	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Theatre Egress Ramps At Rear Of Building</i>								
Iron Picket	20%			2064	**			
Free Standing Walls								
Cast in Place Concrete	100%			2079	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entrance To Courtyard</i>								
<i>Explanation : New Low Walls With Stone Coping And Metal Panels</i>								
Retaining Walls								
Cast in Place Concrete	100%	Now	\$300	2049	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Theatre Egress Ramps At Rear Of Building</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Theatre Egress Ramps At Rear Of Building</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			

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**DEPARTMENT OF CULTURAL AFFAIRS - 126  
EL MUSEO DEL BARRIO HECKSCHER BUILDING TENANT**

**Asset # : 3009**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Site Pavements								
On-Site Walkways								
Asphalt	35%	Now	\$19,900	2044	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Theatre Egress Ramps At Rear Of Building</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Theatre Egress Ramps At Rear Of Building</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Theatre Egress Ramps At Rear Of Building</i>								
Cast in Place Concrete	40%	4+	\$1,000	2034	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%			LIFE	**			
Pavers/Stone	20%			2032	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	75%			2029	\$17,700	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 4000 Amperes</i>								
Fused Disc Sw	25%			2049	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 2500 Amperes Serving The Museum</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2049	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Vertical Sections</i>								
Molded Case Bkrs	50%			2029	\$18,500	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Vertical Sections</i>								
Raceway								
Conduit	30%			2049	**	1		
Conduit	70%			2029	\$24,900	1		
Panelboards								
Fused Disc Sw	5%			2045	**	5		
Molded Case Bkrs	15%			2028	\$3,800	5	\$100	
Molded Case Bkrs	80%			2045	**	5	\$800	

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**EL MUSEO DEL BARRIO HECKSCHER BUILDING TENANT**

**Asset # : 3009**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	25%	2-4	\$7,900	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	75%			2049	**	1		
<b>Motor Controllers</b>								
Locally Mounted	70%			2027	\$77,000	5	\$200	
Locally Mounted	30%			2042	**	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	50%			LIFE	**	5	\$300	
Generic	50%			LIFE	**	5	\$300	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	3%			2024	\$4,100	10	\$1,000	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	5%			2034	**	10	\$1,700	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor</i>								
Fluorescent	60%			2034	**	10	\$20,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	27%			2034	**	2	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Galleries</i>								
<i>Explanation : Track Lights</i>								
LED	5%			2034	**			
<b>Egress Lighting</b>								
Emergency, Battery	50%			2034	**	10	\$4,500	
Exit, LED	50%			2057	**	1		
<b>Exterior Lighting</b>								
HID	30%			2029	\$47,800	10		
No Component	70%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	30%							
Generic	70%			2034	**	1	\$9,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Galleries And Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2034	**	1-3	\$22,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Museum</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations And Horns</i>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**EL MUSEO DEL BARRIO HECKSCHER BUILDING TENANT**  
**Asset # : 3009**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Steam Boiler	25%			2042	**	1	\$9,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units, For The Gallery Only. The Building Provides Steam To Heat The Other Areas.</i>								
No Component	75%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Theatre And 3rd Floor</i>								
<i>Explanation : The Building Provides Steam To Heat The Areas Except The Gallery.</i>								
Distribution								
Central Plant Steam Piping/Pmp	70%			2039	**	4	\$1,300	
Steam Piping/Pump	30%			2049	**			
Terminal Devices								
Air Handler	25%			2029	\$34,700	1	\$5,800	
Convactor/Radiator	75%			2034	**	1	\$9,000	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	60%			2029	\$201,200	1	\$10,300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 60%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : North Basement Machinery Room</i>								
<i>Explanation : For Museum Area Only</i>								
Window/Wall Unit	40%			2024	\$32,900	1		
Distribution								
CW & CHW Wtr Pipe/Pump	60%			2039	**	4	\$1,100	
No Component	40%							
Terminal Devices								
Air Handler/Cool/Ht	60%			2029	\$265,900	1	\$13,800	
<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : North Side Of Building</i>								
<i>Explanation : Museum Area Only - Air Is Humidity Controlled As Well As Temperature</i>								
No Component	40%							
Heat Rejection								
Air Cooled Condenser Unit	60%			2029	\$47,800	2	\$15,500	
No Component	40%							

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**EL MUSEO DEL BARRIO HECKSCHER BUILDING TENANT**

**Asset # : 3009**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
Dehumidifier								
	No Component	75%						
	Generic	25%		2027	\$100			
<b>Ventilation</b>								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$20,700	
Exhaust Fans								
	Interior	60%		2029	\$84,300	2	\$700	
	No Component	40%						
<b>Plumbing</b>								
H/C Water Piping								
	Brass/Copper	100%		2039	**	1		
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2024	\$6,000	4	\$800	
Fixtures								
	Generic	100%						
<b>Vertical Transport</b>								
Elevators								
	Geared Traction	100%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 6th Floor</i>					
			<i>Explanation : 4 Units</i>					
<b>Fire Suppression</b>								
Standpipe								
	Generic	100%		2049	**	1-5	\$18,700	
Sprinkler								
	No Component	20%						
	Generic	80%		2049	**	1-2	\$8,300	
Fire Pump								
	Generic	100%		2032	**	1	\$6,900	

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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-May-2018 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,Att  
**Block** : 4960 **Lot** : 1 **BIN** : 4112147

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Electrical	\$250,500	\$178,500
Mechanical		\$173,500
<b>Total</b>	<b>\$250,500</b>	<b>\$352,000</b>
Importance Code B	\$250,500	\$352,000
<b>Total</b>	<b>\$250,500</b>	<b>\$352,000</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$43,000	\$37,800		\$22,000
Interior Architecture	\$38,300	\$600	\$400	\$15,000
Electrical	\$500	\$600	\$800	\$26,300
Mechanical	\$36,000	\$3,400	\$7,200	\$48,100
Site Enclosure	\$600			
Site Pavements	\$600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$123,100</b>	<b>\$46,400</b>	<b>\$12,400</b>	<b>\$115,400</b>
Importance Code A	\$46,000	\$38,700	\$900	\$22,900
Importance Code B	\$72,200	\$7,700	\$11,500	\$92,400
Importance Code C	\$4,900			
<b>Total</b>	<b>\$123,100</b>	<b>\$46,400</b>	<b>\$12,400</b>	<b>\$115,400</b>



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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**  
**FLUSHING TOWN HALL**  
**Asset # : 4380**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	83%	0-2	\$20,500	LIFE	**	5	\$29,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick Cavity	5%			LIFE	**	5	\$1,800	
Masonry: Brownstone	2%	0-2	\$1,600	LIFE	**	5	\$500	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	3%			LIFE	**	5	\$800	
Wood	7%			2034	**	5	\$12,600	
Windows								
Aluminum	5%			2045	**	5	\$300	
Metal Louvers	2%			2038	**	10	\$700	
Steel	3%			2037	**	5	\$2,200	
Wood	90%			2045	**	5	\$53,000	
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$15,200	LIFE	**	5	\$4,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%			LIFE	**	5	\$300	
Metal Panel	75%			2049	**	5	\$15,300	
Metal Rail	10%			2042	**	5-10	\$9,500	
Roof								
Built-Up (BUR)	5%			2034	**	10	\$900	
Metal Panel	90%			2042	**	10	\$31,000	
Modified Bitumen	5%	Now	\$5,800	2034	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
Soffits								
Wood	100%			2034	**	5	\$14,200	

Interior

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**FLUSHING TOWN HALL**  
**Asset # : 4380**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%	Now	\$24,700	2031	**	3	\$4,300	
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Open Seams</i>								
Cast in Place Concrete	27%	0-2	\$4,500	LIFE	**	5	\$16,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Basement</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	3%			2038	**	5	\$900	
Quarry Tile	3%			2042	**	5	\$1,300	
Vinyl Tile	7%	Now	\$3,800	2034	**	3	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
Wood	50%			2044	**	5	\$26,700	
Interior Walls								
Concrete Masonry Unit	3%	Now	\$800	LIFE	**	5	\$600	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Electrical Room And Gas Meter Room In Basement</i>								
Glass: Single Pane	5%			LIFE	**	5	\$2,000	
Gypsum Board	20%			LIFE	**	5	\$6,400	
Masonry: Brick	3%	Now	\$3,500	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Masonry: Fieldstone	10%			LIFE	**			
Plaster	54%			LIFE	**	5	\$8,600	
Wood	5%			LIFE	**	5	\$10,700	
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$900	2034	**	5	\$500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Embossed Metal	50%			LIFE	**	5	\$4,300	
Exposed Concrete	2%			LIFE	**	5	\$100	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	38%			LIFE	**	5	\$9,100	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Site Enclosure</b>								
Free Standing Walls								
Cast in Place Concrete	100%	0-2	\$500	2079		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Entrance Eroded Joints</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Entrance</i>								
<i>Explanation : Material: Cast Stone</i>								
<hr/>								
Retaining Walls								
Cast in Place Concrete	100%	0-2	\$200	2049		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Areaways</i>								
<hr/>								
<b>Site Pavements</b>								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$500	2042		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<hr/>								
On-Site Walkways								
Cast in Place Concrete	20%	4+	\$100	2034		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<hr/>								
Pavers/Stone	80%			2038		**		
<hr/>								
Parking/Driveway								
Asphalt	80%			2042		**		
Cast in Place Concrete	20%			2034		**		

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2029	\$23,600	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2500 Ampere Main Disconnect Switch</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$37,000	5	\$100	
<hr/>								
Raceway								
Conduit	100%			2029	\$35,600	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2028	\$800	5		
Molded Case Bkrs	95%			2028	\$16,100	5	\$500	
<hr/>								
Wiring								
Thermoplastic	100%			2029	\$31,500	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2027	\$42,500	5	\$100	

**Ground**

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**FLUSHING TOWN HALL**  
**Asset # : 4380**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	20%			2034	**	10	\$3,300	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Offices</i>						
Fluorescent	5%			2024	\$3,300	10	\$800	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Incandescent	70%			2024	\$173,400	2	\$300	
LED	5%			2039	**			
<b>Egress Lighting</b>								
Emergency, Battery	50%			2024	\$13,800	10	\$2,200	
Exit, LED	10%			2069	**	1		
Exit, Service	40%			2024	\$2,200	1		
<b>Exterior Lighting</b>								
HID	100%			2024	\$77,100	10	\$100	
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2029	\$18,500	1	\$2,000	
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2029	\$63,500	1-3	\$3,300	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Interruptible Gas/Dual Fuel	100%	Now	\$400	2049	**	1		
		<i>Other Observation, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : West Wall</i>						
		<i>Explanation : Outside Vent Needed For Oil Tank Room</i>						
<b>Conversion Equipment</b>								
Hot Water Boiler	100%	Now	\$3,000	2034	**	1	\$8,000	
		<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Boiler Number Two Has Oil Leak</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 2 Units</i>						

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**FLUSHING TOWN HALL**  
**Asset # : 4380**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%	Now	\$1,500	2045	**	4	\$900	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Pump In The Basement</i>								
<b>Terminal Devices</b>								
Air Handler	30%			2034	**	1	\$3,300	
Convactor/Radiator	70%			2034	**	1	\$4,100	
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2045	**	1		
<b>Conversion Equipment</b>								
Exterior Pkg Unit - Cooling	50%			2029	\$77,500	2	\$600	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Roof</i>								
<i>Explanation : Using R-22</i>								
Exterior Pkg Unit - Cooling	30%			2037	**	2	\$300	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : On The East Side Ground.</i>								
<i>Explanation : One Unit</i>								
No Component	20%							
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	100%			2034	**	1	\$11,100	
<b>Heat Rejection</b>								
Dry Cooler	50%			2029	\$41,600	2	\$6,300	
Dry Cooler	30%			2037	**	2	\$3,800	
No Component	20%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%	Now	\$8,800	LIFE	**	2-5	\$10,000	
<i>Malfunctioning, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 4 Damper Motors, Various Locations</i>								
<b>Exhaust Fans</b>								
Interior	80%	Now	\$5,400	2029	\$54,500	2	\$400	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : First Floor Bathrooms</i>								
Roof	20%			2029	\$6,400	2	\$100	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2049	**	1		
<b>Water Heater</b>								
Gas Fired	100%			2024	\$11,700	2	\$300	
<b>Sanitary Piping</b>								
Cast Iron	100%	Now	\$7,000	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Underground Sewage Line Below Parking Lot</i>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**FLUSHING TOWN HALL**  
**Asset # : 4380**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
Storm Drain Piping Cast Iron	100%	Now	\$2,000	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Sump Pump(s) Non-Submersible	100%			2024	\$2,900	4	\$400	
Sewage Ejector(s) Electric	100%	Now	\$2,800	2034	**	4	\$700	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : One Of Two Units In The Basement</i>								
Backflow Preventer Generic	100%			2034	**	1	\$1,100	
Fixtures Generic	100%							
<b>Vertical Transport</b>								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : One Unit</i>								
<b>Fire Suppression</b>								
Sprinkler No Component Generic	40%			2039	**	1-2	\$3,000	
Chemical System Generic	100%			2024	\$29,700	1-3	\$4,000	

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : HARLEM STAGE (GATE HOUSE)  
**Address** : 150 CONVENT AVENUE  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DCA0042.000 / 14801 **Yr Built/Renovated** : 1890 / 2013  
**Area Sq Ft** : 13,360 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 21-Jul-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1970 **Lot** : 51 **BIN** : 1059628

**CAPITAL**

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$2,200		\$700	\$27,800
Interior Architecture	\$37,700	\$1,400	\$5,000	\$500
Electrical	\$1,100	\$900	\$900	\$1,200
Mechanical	\$15,700	\$3,000	\$5,600	\$3,300
Site Pavements	\$13,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$74,000</b>	<b>\$9,300</b>	<b>\$16,200</b>	<b>\$36,700</b>
Importance Code A	\$2,900	\$700	\$1,400	\$28,500
Importance Code B	\$38,900	\$8,600	\$14,800	\$8,200
Importance Code C	\$32,100			
<b>Total</b>	<b>\$74,000</b>	<b>\$9,300</b>	<b>\$16,200</b>	<b>\$36,700</b>



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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**HARLEM STAGE (GATE HOUSE)**  
**Asset # : 14801**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brownstone	60%			LIFE	**	5	\$10,400	
Masonry: Granite	40%			LIFE	**	5	\$6,900	
Windows								
Steel	95%			2044	**	5	\$53,300	
Wood	5%			2044	**	5	\$2,200	
Parapets								
Masonry: Granite	88%			LIFE	**	5	\$2,900	
<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Roof Perimeter</i>								
<i>Explanation : Granite Cornice</i>								
Masonry: Granite	10%			LIFE	**	5	\$300	
Metal Rail	2%			2041	**	5-10	\$900	
Roof								
Copper/Terne	10%			2056	**	10	\$3,700	
Modified Bitumen	5%			2033	**	10	\$700	
Plaza Roof: Stone Panels	10%	2-4	\$1,700	2048	**			
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Plaza Deck</i>								
<i>Explanation : Broken Unit; Shifting And Misaligned Units</i>								
Slate	75%			LIFE	**			
Soffits								
Fiberglass Panel	100%			2037	**	5		
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$8,400	
Ceramic Tile	15%			2037	**	5	\$2,900	
Sheet Vinyl/Rubber	35%			2033	**	5	\$10,100	
Vinyl Tile	20%			2033	**	3	\$1,900	
Wood	10%			2056	**	5	\$3,600	
Interior Walls								
Glass: Special Gauge	5%			LIFE	**	1		
Gypsum Board	20%			LIFE	**	5	\$4,700	
Masonry: Brick	40%	0-2	\$32,100	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : West Wall In Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Basement</i>								
<i>Explanation : Brick And Fieldstone Wall: Water Penetration</i>								
Masonry: Fieldstone	20%			LIFE	**			
Granite Panels	15%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	30%			2041	**	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%	0-2	\$13,200	2041		**		
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*Cracking/Crumbling, Extent : Severe, Area Affected : 15%**Location : 135th Street*

## On-Site Walkways

Masonry: Granite	35%			LIFE		**		
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Pavers/Stone	65%			2037		**		
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2054		**	5	\$100
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 2000 Amperes*

## Switchgear / Switchboard

Fused Disc Sw	100%			2054		**	5	\$100
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Vertical Sections*

## Raceway

Conduit	100%			2054		**	1	
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## Panelboards

Fused Disc Sw	10%			2050		**	5	
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Molded Case Bkrs	90%			2050		**	5	\$300
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## Wiring

Thermoplastic	100%			2054		**	1	
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## Motor Controllers

Locally Mounted	100%			2045		**	5	\$100
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## Ground

## Grounding Devices

Generic	100%			LIFE		**	5	\$200
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## Lighting

## Interior Lighting

Fluorescent	20%			2036		**	10	\$2,500
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*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Hallways*

Fluorescent	40%			2036		**	10	\$4,900
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Offices And Basement*

Incandescent	30%			2036		**	2	\$100
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LED	10%			2036		**		
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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**HARLEM STAGE (GATE HOUSE)**  
**Asset # : 14801**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$1,600	
Exit, LED	50%			2063	**	1		
Exterior Lighting								
HID	30%			2036	**	10		
No Component	70%							
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2036	**	1	\$1,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2036	**	1-3	\$8,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>						
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2048	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2041	**	1	\$6,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$400	2044	**	4	\$700	
		<i>Leak Evident, Extent : Moderate, Area Affected : 3%</i>						
		<i>Location : Valves And Pumps, Boiler Room.</i>						
Terminal Devices								
Air Handler	20%			2036	**	1	\$1,700	
Convactor/Radiator	75%			2041	**	1	\$3,200	
Unit Heater - Hot Water	5%			2033	**			
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2044	**	1		

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**HARLEM STAGE (GATE HOUSE)**  
**Asset # : 14801**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
	Reciprocating Compr/Chiller	85%			2033	**	1	\$5,300
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 85% Location : 1 Multistack Unit On Roof</i>				
	Split Unit	5%			2033	**		
				<i>R-134a Refrigerant, Extent : Light, Area Affected : 5% Location : 1 Unit, Basement Communication Room.</i>				
	No Component	10%						
<b>Distribution</b>								
	CW & CHW Wtr Pipe/Pump	85%			2048	**	4	\$600
	No Component	15%						
<b>Terminal Devices</b>								
	Air Handler/Cool/Ht	85%	Now	\$11,200	2033	**	1	\$6,300
				<i>Other Observation, Extent : Severe, Area Affected : 30% Location : 2nd Floor Stage Explanation : Not Enough AC For The 2nd Floor Stage</i>				
	Fan Coil - 2 Pipe	5%			2033	**	1	\$200
	No Component	10%						
<b>Heat Rejection</b>								
	Air Cooled Condenser Unit	90%			2033	**	2	\$8,400
	No Component	10%						
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,500
<b>Exhaust Fans</b>								
	Interior	100%			2033	**	2	\$400
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%			2048	**	1	
<b>Water Heater</b>								
	Electric	100%			2027	\$11,500	4	\$100
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Sewage Ejector(s)</b>								
	Electric	100%			2033	**	4	\$800
<b>Backflow Preventer</b>								
	Generic	100%			2036	**	1	\$800
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								
<b>Elevators</b>								
	Hydraulic	100%			LIFE	**		

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**HARLEM STAGE (GATE HOUSE)**  
**Asset # : 14801**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Fire Suppression	Sprinkler							
	Generic	100%		2054	**	1-2	\$3,700	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : HISTORIC RICHMOND TOWN COLLECTION CARE FACILITY  
**Address** : 145 ARTHUR KILL ROAD  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DCA0021.390 / 4494 **Yr Built/Renovated** : 1998 /  
**Area Sq Ft** : 6,000 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 28-Jun-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 4444 **Lot** : 35 **BIN** : 5141713

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture		\$37,400
Electrical		\$64,800
<b>Total</b>		<b>\$102,100</b>
Importance Code A		\$37,400
Importance Code B		\$64,800
<b>Total</b>		<b>\$102,100</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$600		\$14,000	\$400
Interior Architecture	\$5,300	\$200		\$300
Electrical	\$500	\$500	\$500	\$400
Mechanical	\$4,500	\$1,500	\$2,800	\$1,600
Site Pavements	\$700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$15,600</b>	<b>\$6,200</b>	<b>\$21,300</b>	<b>\$6,700</b>
Importance Code A	\$1,000	\$300	\$14,300	\$600
Importance Code B	\$12,900	\$5,900	\$6,900	\$6,100
Importance Code C	\$1,700			
<b>Total</b>	<b>\$15,600</b>	<b>\$6,200</b>	<b>\$21,300</b>	<b>\$6,700</b>



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

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**HISTORIC RICHMOND TOWN COLLECTION CARE FACILITY**

**Asset # : 4494**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Concrete Masonry Unit	5%			LIFE	**	5	\$300	
Metal Panel	90%			2048	**	5-10	\$51,400	
Metal Sect. OHD	5%			2041	**	5	\$1,300	
<b>Windows</b>								
Aluminum	100%			2044	**	5	\$800	
<b>Roof</b>								
Slate	100%			LIFE	**			
<i>Vegetation Growth, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	65%	2-4	\$3,100	LIFE	**	5	\$12,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%			2037	**	5	\$400	
Vinyl Tile	30%	Now	\$1,200	2033	**	3	\$1,000	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairs</i>								
<b>Interior Walls</b>								
Gypsum Board	100%	Now	\$1,000	LIFE	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Below Second Floor Window At Top Of Stairs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Below Second Floor Window At Top Of Stairs</i>								
<b>Ceilings</b>								
Exposed Struc: Steel	90%			LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fireproofing Missing</i>								
Gypsum Board	10%			LIFE	**	5	\$1,100	
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Pavers/Stone	100%	4+	\$700	2037	**			
<i>Vegetation Growth, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Various</i>								
<b>Parking/Driveway</b>								
Asphalt	100%			2037	**			

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

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



**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**HISTORIC RICHMOND TOWN COLLECTION CARE FACILITY**

**Asset # : 4494**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2038	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2038	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Vertical Sections</i>								
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Fused Disc Sw	10%			2036	**	5		
Molded Case Bkrs	90%			2036	**	5	\$100	
Wiring								
Thermoplastic	100%			2038	**	1		
Motor Controllers								
Locally Mounted	100%			2033	**	5		
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	100%			2028	\$13,700	10	\$5,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2028	\$4,200	10	\$700	
Exit, Service	50%			2028	\$800	1		
Exterior Lighting								
HID	20%			2028	\$4,700	10		
No Component	80%							
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2028	\$5,700	1	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm System Only</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2028	\$64,800	1-3	\$3,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Light, Manual Pull Stations, Alarm Bells, Smoke Detectors</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**HISTORIC RICHMOND TOWN COLLECTION CARE FACILITY**

**Asset # : 4494**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2048	**	1		
Natural Gas	90%			2048	**	1		
Conversion Equipment								
Hot Water Boiler	90%			2033	**	1	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room On 1st Floor</i>								
<i>Explanation : 2 Units</i>								
Radiant Heater	10%			2033	**	2	\$300	
Distribution								
Hot Wtr Piping/Pump	90%			2044	**	4	\$300	
No Component	10%							
Terminal Devices								
Air Handler	90%			2033	**	1	\$3,300	
No Component	10%							
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%	Now	\$2,500	2033	**	1	\$2,500	
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3 Units. 1st Floor</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2033	**	1	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Air Handler Room</i>								
<i>Explanation : Direct Expansion Air Handler, With Hot Water Coil Built In</i>								
Heat Rejection								
Air Cooled Condenser Unit	100%			2033	**	2	\$4,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,300	
Exhaust Fans								
Interior	100%			2033	**	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	**	1		
Water Heater								
Electric	100%			2026	\$5,200	4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2033	**	1	\$400	

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**HISTORIC RICHMOND TOWN COLLECTION CARE FACILITY**

**Asset # : 4494**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Plumbing	Fixtures							
	Generic	100%						
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE			**
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 1st To 2nd Floor</i>				
				<i>Explanation : 1 Unit</i>				
Fire Suppression	Sprinkler							
	Generic	100%			2048		**	1-2 \$1,700

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

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : HISTORIC RICHMOND TOWN EDWARDS - BARTON HOUSE  
**Address** : 441 CLARKE AVENUE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DCA0021.130 / 2381 **Yr Built/Renovated** : 1869 /  
**Area Sq Ft** : 4,240 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 27-Jun-2017 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4441 **Lot** : 1 **BIN** : 5121936

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$111,700	\$36,900
Interior Architecture	\$281,800	
<b>Total</b>	<b>\$393,500</b>	<b>\$36,900</b>
Importance Code A	\$111,700	\$36,900
Importance Code B	\$212,300	
Importance Code C	\$69,400	
<b>Total</b>	<b>\$393,500</b>	<b>\$36,900</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$24,900		\$8,200	
Interior Architecture	\$4,300			\$100
Site Enclosure	\$8,900			
Site Pavements	\$13,500			
<b>Total</b>	<b>\$51,500</b>		<b>\$8,200</b>	<b>\$100</b>
Importance Code A	\$24,900		\$8,200	
Importance Code B	\$23,200			\$100
Importance Code C	\$3,400			
<b>Total</b>	<b>\$51,500</b>		<b>\$8,200</b>	<b>\$100</b>



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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**HISTORIC RICHMOND TOWN EDWARDS - BARTON HOUSE**

**Asset # : 2381**

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	5%			LIFE	**	5	\$800	
	Wood	95%	Now	\$111,700	2041	**	5	\$36,900	
		<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Throughout</i>							
		<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Various</i>							
Windows									
	Wood	100%	Now	\$22,500	2044	**	5	\$13,200	
		<i>Deteriorated Finish, Extent : Moderate, Area Affected : 60%</i>							
		<i>Location : Various Locations Throughout</i>							
		<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 5%</i>							
		<i>Location : Front Entry</i>							
Parapets									
	Wood Cornice	100%			2038	**	5-10	\$11,500	
Roof									
	Copper/Terne	15%			2043	**	10	\$3,200	
	Wood Shingles	85%			2031	**	10	\$2,400	
Interior									
Floors									
	Vinyl Tile	2%	Now	\$600	2036	**	3		
		<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>							
		<i>Location : Throughout</i>							
	Vinyl Tile 9" X 9"	5%	Now	\$3,700	2038	**	3	\$100	
		<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>							
		<i>Location : Various</i>							
	Wood	93%	Now	\$123,900	2056	**	5	\$5,200	
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Various Locations Throughout</i>							
		<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 30%</i>							
		<i>Location : Throughout</i>							
		<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Throughout</i>							
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Throughout</i>							
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
		<i>Explanation : Interior No Longer In Use</i>							

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

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**HISTORIC RICHMOND TOWN EDWARDS - BARTON HOUSE**

**Asset # : 2381**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Interior								
Interior Walls								
	Plaster	100%	Now	\$69,400	LIFE	**	5	\$2,300
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Interior No Longer In Use</i>								
Ceilings								
	Plaster	100%	Now	\$88,400	LIFE	**	5	\$3,700
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Interior No Longer In Use</i>								
Site Enclosure								
Fence/Gates								
	Wood	100%	2-4	\$3,400	2029	\$34,200		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Front Entrance</i>								
Retaining Walls								
	Masonry: Fieldstone	100%	4+	\$5,500	2054	**		
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Front Entrance</i>								
Site Pavements								
Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$13,500	2045	**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Front Entrance</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Front Entrance</i>								

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

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

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

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : HISTORIC RICHMOND TOWN GUYON STORE  
**Address** : 441 CLARKE AVENUE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DCA0021.180 / 2382 **Yr Built/Renovated** : 1815 / 1835  
**Area Sq Ft** : 2,790 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 27-Jun-2017 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 4441 **Lot** : 1 **BIN** : 5121942

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$195,200	
<b>Total</b>	<b>\$195,200</b>	
Importance Code A	\$195,200	
<b>Total</b>	<b>\$195,200</b>	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$11,300			
Interior Architecture			\$1,800	
<b>Total</b>	<b>\$11,300</b>		<b>\$1,800</b>	
Importance Code A	\$11,300			
Importance Code B			\$1,800	
Importance Code C				
<b>Total</b>	<b>\$11,300</b>		<b>\$1,800</b>	



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

**DEPARTMENT OF CULTURAL AFFAIRS - 126  
HISTORIC RICHMOND TOWN GUYON STORE**

**Asset # : 2382**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	5%			LIFE	**	5	\$300	
Masonry: Fieldstone	20%			LIFE	**	5	\$1,000	
Wood	75%	Now	\$37,700	2033	**	5	\$12,500	
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Windows								
Wood	100%	4+	\$11,300	2036	**	5	\$4,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Wood Shingles	100%	Now	\$157,400	2043	**			1
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Wood	100%			2043	**	5	\$3,700	
Interior Walls								
Plaster	75%			LIFE	**	5	\$2,200	
Wood	25%			LIFE	**	5	\$10,000	
Ceilings								
Exposed Struc: Wood	100%			LIFE	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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



Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : HISTORIC RICHMOND TOWN GUYON/LAKE/TYSON HOUSE  
**Address** : 441 CLARKE AVENUE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DCA0021.240 / 2383 **Yr Built/Renovated** : 1740 / 1820  
**Area Sq Ft** : 4,866 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 28-Jun-2017 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4441 **Lot** : 1 **BIN** : 5121947

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$379,900	\$35,700
Interior Architecture	\$43,300	
Mechanical		\$36,100
<b>Total</b>	<b>\$423,200</b>	<b>\$71,700</b>
Importance Code A	\$379,900	\$35,700
Importance Code B	\$43,300	\$36,100
<b>Total</b>	<b>\$423,200</b>	<b>\$71,700</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$25,700			
Interior Architecture	\$1,100			
Electrical	\$10,800	\$100	\$27,000	
Mechanical	\$200	\$200	\$12,000	\$200
Site Pavements	\$4,300			
<b>Total</b>	<b>\$42,200</b>	<b>\$300</b>	<b>\$39,000</b>	<b>\$200</b>
Importance Code A	\$25,900	\$200	\$11,700	\$200
Importance Code B	\$12,000	\$100	\$27,300	
Importance Code C	\$4,300			
<b>Total</b>	<b>\$42,200</b>	<b>\$300</b>	<b>\$39,000</b>	<b>\$200</b>



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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**HISTORIC RICHMOND TOWN GUYON/LAKE/TYSON HOUSE**

**Asset # : 2383**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	5%	Now	\$2,700	LIFE	**	5	\$800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Chimney</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Chimney</i>								
Masonry: Fieldstone	5%			LIFE	**	5	\$600	
Wood	90%	4+	\$216,000	2041	**	5	\$35,700	
<i>Split/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : All Elevations</i>								
Windows								
Wood	100%	Now	\$23,000	2036	**	5	\$13,500	
<i>Crtrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Roof								
Wood Shingles	100%	4+	\$163,900	2037	**			
<i>Split/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof</i>								
Interior								
Floors								
Panel/Paver: Cer/Brk	15%			2036	**	5	\$2,300	
Wood	85%	Now	\$43,300	2043	**	5	\$5,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Masonry: Fieldstone	15%			LIFE	**			
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								
On-Site Walkways								
Pavers/Stone	100%	4+	\$4,300	2037	**			
<i>Loose Units, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Various</i>								

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

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**HISTORIC RICHMOND TOWN GUYON/LAKE/TYSON HOUSE**

**Asset # : 2383**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2028	\$1,700	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : No Nameplate Ratings Available</i>						
Raceway								
Conduit	100%			2028	\$4,300	1		
Panelboards								
Molded Case Bkrs	100%			2027	\$8,500	5	\$100	
Wiring								
Thermoplastic	100%			2028	\$9,300	1		
<b>Ground</b>								
Grounding Devices								
Generic	100%	0-2	\$10,800	LIFE	**	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Corroded</i>						
<b>Lighting</b>								
Interior Lighting								
Incandescent	100%			2023	\$27,000	2	\$100	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2028	\$600	1		
Conversion Equipment								
Furnace	100%			2023	\$11,400	1	\$2,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$2,500	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2028	\$36,100	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : HISTORIC RICHMOND TOWN HISTORICAL MUSEUM  
**Address** : 441 CLARKE AVENUE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DCA0021.030 / 2380 **Yr Built/Renovated** : 1848 / 1918  
**Area Sq Ft** : 11,569 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 27-Jun-2017 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4441 **Lot** : 1 **BIN** : 5121947

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$563,600	\$44,900
Electrical	\$136,000	
<b>Total</b>	<b>\$699,600</b>	<b>\$44,900</b>
Importance Code A	\$563,600	\$44,900
Importance Code B	\$136,000	
<b>Total</b>	<b>\$699,600</b>	<b>\$44,900</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$65,200		\$6,200	
Interior Architecture	\$65,500	\$800	\$10,100	\$5,900
Electrical	\$200	\$700	\$1,800	\$900
Mechanical	\$1,900	\$3,200	\$2,700	\$3,500
Site Enclosure	\$200			
Site Pavements	\$400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$137,200</b>	<b>\$8,600</b>	<b>\$24,800</b>	<b>\$14,200</b>
Importance Code A	\$65,700	\$600	\$6,800	\$600
Importance Code B	\$67,400	\$7,900	\$17,900	\$13,600
Importance Code C	\$4,100	\$100		
<b>Total</b>	<b>\$137,200</b>	<b>\$8,600</b>	<b>\$24,800</b>	<b>\$14,200</b>



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

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**HISTORIC RICHMOND TOWN HISTORICAL MUSEUM**

**Asset # : 2380**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$435,500	LIFE	**	5	\$42,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First Floor West Wall</i>								
Masonry: Brick	5%			LIFE	**	5	\$2,500	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Elevator Addition At Rear Of Building</i>								
Masonry: Limestone	5%	Now	\$30,900	LIFE	**	5	\$1,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	5%			2033	**	5	\$12,500	
Windows								
Wood	100%	2-4	\$57,500	2044	**	5	\$13,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
Parapets								
Wood Cornice	100%	Now	\$34,300	2048	**	5	\$11,300	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Copper/Terne	95%			2043	**	10	\$70,600	
Skylight, Metal/Glass	5%			2048	**	10	\$5,000	

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**HISTORIC RICHMOND TOWN HISTORICAL MUSEUM**

**Asset # : 2380**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	40%	Now	\$31,200	2027	\$156,100	3	\$16,200	
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Wrinkling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Stairs</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Open Seams</i>							
Ceramic Tile	5%			2037	**	5	\$1,300	
Vinyl Tile	15%			2033	**	3	\$2,000	
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Basement</i>							
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Basement</i>							
Wood	40%			2043	**	5	\$20,200	
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Stairs</i>							
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$300	
Concrete Masonry Unit	5%			LIFE	**	5	\$100	
Gypsum Board	35%			LIFE	**	5	\$1,100	
Masonry: Brick	10%			LIFE	**			
Plaster	40%	Now	\$3,700	LIFE	**	5	\$600	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : First Floor East Wall</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : First Floor West Wall</i>							
Wood	5%			LIFE	**	5	\$1,000	
Ceilings								
Exposed Concrete	5%			LIFE	**	5	\$200	
Gypsum Board	70%			LIFE	**	5	\$23,600	
Plaster	25%	Now	\$30,100	LIFE	**	5	\$4,200	
	<i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Various Locations Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Above Stairs On Second Floor</i>							
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2072	**			
Retaining Walls								
Cast in Place Concrete	100%	0-2	\$200	2063	**			
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Main Entrance</i>							
Site Pavements								

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**HISTORIC RICHMOND TOWN HISTORICAL MUSEUM**

**Asset # : 2380**

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	95%			2045	**			
Cast in Place Concrete	5%	2-4	\$400	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Front Of Building</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2038	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 800 Amperes.</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2038	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Vertical Section</i>								

Raceway

Conduit	100%			2038	**	1		
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Panelboards

Fused Disc Sw	5%			2036	**	5		
Molded Case Bkrs	95%			2036	**	5	\$300	

Wiring

Thermoplastic	100%			2038	**	1		
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Motor Controllers

Locally Mounted	100%			2033	**	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$200	
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Lighting

Interior Lighting

Fluorescent	10%			2028	\$4,300	10	\$1,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								

Fluorescent	10%			2028	\$4,300	10	\$1,100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								

Fluorescent	2%			2023	\$900	10	\$200	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Elevators</i>								

Incandescent	8%			2028	\$12,700	2		
LED	70%			2036	**			

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

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

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

**Lighting**

Egress Lighting

Emergency, Battery	50%			2028	\$8,900	10	\$1,400	
Exit, Service	50%			2028	\$1,800	1		

Exterior Lighting

Fluorescent	10%			2028	\$4,200	10	\$100	
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*Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%*

*Location : Outside*

No Component	90%							
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**Alarm**

Fire/Smoke Detection

Generic, Analog	100%	Now	\$136,000	2038	**	1-3	\$6,500	
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*Not in Service, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

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

**Heating**

Energy Source

Natural Gas	100%			2048	**	1		
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Conversion Equipment

Hot Water Boiler	100%			2045	**	1	\$5,700	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement*

*Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump	100%			2044	**	4	\$600	
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Terminal Devices

Air Handler	75%			2036	**	1	\$5,400	
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Convactor/Radiator	25%			2041	**	1	\$900	
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**Air Conditioning**

Energy Source

Electricity	100%			2036	**	1		
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Conversion Equipment

Reciprocating Compr/Chiller	75%			2036	**	1	\$4,000	
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*Other Observation, Extent : Light, Area Affected : 75%*

*Location : Backyard*

*Explanation : 3 Units. R-410a*

No Component	25%							
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Terminal Devices

Fan Coil - 2 Pipe	75%			2036	**	1	\$2,800	
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No Component	25%							
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

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

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



**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**HISTORIC RICHMOND TOWN HISTORICAL MUSEUM**

**Asset # : 2380**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
Heat Rejection								
	Air Cooled Condenser Unit	75%			2036	**	2	\$6,000
	No Component	25%						
<b>Ventilation</b>								
Distribution								
	Ductwork/Diffusers	90%			LIFE	**	2-5	\$5,800
	No Component	10%						
Exhaust Fans								
	Interior	90%			2036	**	2	\$300
	No Component	10%						
<b>Plumbing</b>								
H/C Water Piping								
	Brass/Copper	100%			2038	**	1	
Water Heater								
	Gas Fired	100%			2026	\$7,500	2	\$200
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
<b>Vertical Transport</b>								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								

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

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

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

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : HISTORIC RICHMOND TOWN OLD PUBLIC SCHOOL 28  
**Address** : 441 CLARKE AVENUE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DCA0021.340 / 2386 **Yr Built/Renovated** : 1908 / 2013  
**Area Sq Ft** : 11,825 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 28-Jun-2017 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 4441 **Lot** : 1 **BIN** : 5121944

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$641,900	\$42,400
Interior Architecture	\$249,400	
Electrical	\$273,400	
Mechanical	\$81,300	\$160,300
Site Pavements	\$140,300	
<b>Total</b>	<b>\$1,386,300</b>	<b>\$202,700</b>
Importance Code A	\$723,300	\$42,400
Importance Code B	\$522,800	\$160,300
Importance Code C	\$140,300	
<b>Total</b>	<b>\$1,386,300</b>	<b>\$202,700</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$25,600		\$8,100	\$2,300
Interior Architecture	\$55,300			\$1,300
Electrical	\$58,800	\$700	\$21,100	\$700
Mechanical	\$9,600	\$1,600	\$21,700	\$1,600
<b>Total</b>	<b>\$149,300</b>	<b>\$2,200</b>	<b>\$50,900</b>	<b>\$5,800</b>
Importance Code A	\$25,600	\$1,200	\$9,300	\$3,400
Importance Code B	\$107,100	\$1,100	\$41,600	\$2,400
Importance Code C	\$16,600			
<b>Total</b>	<b>\$149,300</b>	<b>\$2,200</b>	<b>\$50,900</b>	<b>\$5,800</b>



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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**HISTORIC RICHMOND TOWN OLD PUBLIC SCHOOL 28**

**Asset # : 2386**

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Cast in Place Concrete	2%			LIFE	**	5	\$5,000		
Cast Stone/Terra Cotta	3%			LIFE	**	5	\$11,700		
Masonry: Brick	75%	Now	\$512,300	LIFE	**	5	\$37,400		
<i>Graffiti, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Various Locations Throughout</i>									
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : North Facade</i>									
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : North Facade</i>									
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : North Facade</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Various Locations Throughout</i>									
Masonry: Brick	10%			LIFE	**	5	\$5,000		
Masonry: Limestone	2%	Now	\$12,400	LIFE	**	5	\$700		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Window Sills</i>									
Stucco Cement	3%			2033	**	5	\$3,700		
Wood	5%			2033	**	5	\$12,500		
Windows									
Wood	90%	Now	\$129,600	2053	**	5	\$20,300		
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Wood	10%			2044	**	5	\$4,500		
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>									
<i>Location : Library</i>									
Parapets									
Masonry: Brick	10%			LIFE	**	5	\$200		
No Component	90%								

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**HISTORIC RICHMOND TOWN OLD PUBLIC SCHOOL 28**

**Asset # : 2386**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Asphalt Shingle	75%	Now	\$8,700	2031	**			
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Built-Up (BUR)	15%			2038	**	10	\$4,500	
Copper/Terne	10%	Now	\$4,500	2043	**			
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Soffits								
Wood	100%			2026		5		
Interior								
Floors								
Asphalt Poured	5%	Now	\$2,100	2048	**	5	\$300	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Stairs</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Stairs</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$2,900	
Ceramic Tile	5%	Now	\$3,000	2031	**	5	\$700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	30%	0-2	\$78,000	2038	**	3	\$3,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	10%	0-2	\$33,700	2038	**	3	\$1,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Basement Lunch Room</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement Lunch Room</i>								
Wood	5%	Now	\$50,400	2068	**	5	\$1,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Custodian Office In Basement</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Custodian Office In Basement</i>								
Wood	40%	0-2	\$121,000	2043	**	5	\$10,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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

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

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

**Interior**

**Interior Walls**

Gypsum Board	20%			LIFE	**	5	\$4,900	
Masonry: Brick	25%			LIFE	**			
Plaster	45%	Now	\$16,600	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	**			
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**Ceilings**

Embossed Metal	10%			LIFE	**	5	\$1,200	
Plaster	90%			LIFE	**	5	\$15,200	

**Site Pavements**

**On-Site Walkways**

Cast in Place Concrete	100%	Now	\$140,300	2045	**			
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*Cracking/Crumbling, Extent : Severe, Area Affected : 20%*

*Location : Various*

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

**Under 600 Volts**

**Service Equipment**

Fused Disc Sw	50%			2028	\$800	5		
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : Main Service Switch Rated At 200 Amperes.*

Under Construction	50%							
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**Transformers**

Under Construction	100%							
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**Switchgear / Switchboard**

Fused Knife Sw	50%	2-4	\$18,300	2058	**	5		
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*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

Under Construction	50%							
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**Raceway**

Conduit	80%			2028	\$28,500	1		
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Under Construction	20%							
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**Panelboards**

Fused Toggle Switch	50%	2-4	\$8,500	2053	**	5	\$100	
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*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

Molded Case Bkrs	20%			2027	\$3,400	5	\$100	
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Under Construction	30%							
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*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 OLD PUBLIC SCHOOL 28**

**Asset # : 2386**

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

**Under 600 Volts**

**Wiring**

Braided Cloth

65% 2-4 \$20,500 2053 \* \* 1

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

Thermoplastic

20% 2028 \$6,300 1

Under Construction

15%

**Ground**

**Grounding Devices**

Generic

100% 2-4 \$10,800 LIFE \* \* 5 \$200

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

*Location : Basement*

*Explanation : Corroded*

**Lighting**

**Interior Lighting**

Fluorescent

100% 2023 \$134,400 10 \$10,800

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

*Location : Throughout*

*Explanation : T-12 Lamps*

**Exterior Lighting**

HID

10% 2023 \$5,100 10

Incandescent

10% 2023 \$4,300 2

No Component

80%

**Alarm**

**Fire/Smoke Detection**

Generic, Digital

100% 2023 \$139,000 1-3 \$7,300

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

*Location : Throughout The Building*

*Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns*

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

**Heating**

**Energy Source**

Natural Gas

100% 2028 \$1,500 1

**Conversion Equipment**

Steam Boiler

100% Now \$81,300 2048 \* \* 1 \$10,500

*On Extended Life, Extent : Severe, Area Affected : 100%*

*Location : Boiler Room*

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

*Location : Basement*

*Explanation : 1 Old Unit And 1 Abandoned Unit.*

**Distribution**

Steam Piping/Pump

100% 2028 \$55,600

*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 OLD PUBLIC SCHOOL 28  
 Asset # : 2386**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Terminal Devices								
Convector/Radiator	90%			2026	\$60,600	1	\$3,400	
Fan Coil Unit/Heat	10%			2023	\$18,800	1	\$400	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	5%			2023	\$1,300	1		
No Component	95%							
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	20%			2028	\$18,700	1		
Galvanized Steel	80%			2026	\$44,100	1		
<b>Water Heater</b>								
Under Construction	100%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : The Unit Has Been Removed</i>						
<b>Sanitary Piping</b>								
Cast Iron	100%	Now	\$9,200	LIFE	**	1		
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Basement</i>						
<b>Fixtures</b>								
Generic	100%							
		<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						

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

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT  
**Address** : 441 CLARKE AVENUE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DCA0021.070 / 2810 **Yr Built/Renovated** : 1855 /  
**Area Sq Ft** : 2,731 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 28-Jun-2017 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4441 **Lot** : 200 **BIN** : 5121949

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$217,100	
Interior Architecture	\$124,200	
Electrical		\$35,600
Mechanical	\$102,600	
Site Enclosure	\$37,300	\$62,100
<b>Total</b>	<b>\$481,100</b>	<b>\$97,700</b>
Importance Code A	\$217,100	
Importance Code B	\$226,700	\$35,600
Importance Code C	\$37,300	\$62,100
<b>Total</b>	<b>\$481,100</b>	<b>\$97,700</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$30,600		\$6,600	
Interior Architecture	\$57,500			\$800
Electrical	\$12,500		\$31,000	
Mechanical	\$44,500	\$300	\$17,300	\$300
Site Pavements	\$8,100			
<b>Total</b>	<b>\$153,200</b>	<b>\$300</b>	<b>\$55,000</b>	<b>\$1,100</b>
Importance Code A	\$54,600	\$100	\$6,700	\$100
Importance Code B	\$66,500	\$200	\$48,300	\$1,000
Importance Code C	\$32,100			
<b>Total</b>	<b>\$153,200</b>	<b>\$300</b>	<b>\$55,000</b>	<b>\$1,100</b>



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



**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT**

**Asset # : 2810**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Exterior								
Exterior Walls								
	Wood	100%	Now	\$104,100	2033	**	5	\$17,200
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Windows								
	Wood	100%	Now	\$22,100	2053	**	5	\$2,600
<i>Air Infiltration, Extent : Severe, Area Affected : 45%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
Parapets								
	Wood Cornice	100%			2038	**	5-10	\$15,000
Roof								
	Copper/Terne	20%	Now	\$8,500	2056	**		
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Low Roof</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Low Roof</i>								
	Wood Shingles	80%	0-2	\$113,000	2043	**		1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	35%	Now	\$22,800	2030	\$22,800	3	\$2,400	
	<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Staining/Discoloring, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Wrinkling, Extent : Severe, Area Affected : 45%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Building Is No Longer In Use</i>							
Ceramic Tile	5%	Now	\$4,900	2043	**	5	\$100	
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Quarry Tile	10%	Now	\$5,900	2041	**	5	\$300	
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Old Kitchen</i>							
Wood	50%	Now	\$84,000	2068	**	5	\$2,100	
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Misaligned/Bulging, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Second Floor</i>							
	<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Interior Walls								
Plaster	95%	Now	\$20,900	LIFE	**	5	\$1,100	
	<i>Paint Peeling, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
	<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Wood	5%	Now	\$3,100	LIFE	**	5	\$800	
	<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
Ceilings Plaster	100%	Now	\$40,100	LIFE	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Site Enclosure</b>								
Fence/Gates Wood	100%	2-4	\$37,300	2029	\$62,100			
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Perimeter Of Site</i>								
<hr/>								
<b>Site Pavements</b>								
On-Site Walkways Pavers/Stone	100%	4+	\$8,100	2037	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
<hr/>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment Fused Disc Sw	100%	2-4	\$1,700	2058	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes. On Extended Life</i>								
<hr/>								
Raceway Conduit	100%			2028	\$35,600	1		
<hr/>								
<b>Panelboards</b>								
Fused Disc Sw	10%			2027	\$1,700	5		
Molded Case Bkrs	90%			2027	\$15,300	5	\$100	
<hr/>								
<b>Wiring</b>								
Thermoplastic	100%			2028	\$31,500	1		
<hr/>								
<b>Ground</b>								
Grounding Devices Generic	100%	2-4	\$10,800	LIFE	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
<hr/>								
<b>Lighting</b>								
Interior Lighting Incandescent	100%			2023	\$31,000	2	\$100	

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT**

**Asset # : 2810**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Energy Source Natural Gas	100%			2028	\$300	1		
Conversion Equipment Hot Water Boiler	100%	Now	\$22,400	2048	**	1	\$1,200	
			<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 1 Unit</i>					
Terminal Devices Air Handler	100%	Now	\$40,800	2038	**	1	\$1,500	
			<i>Not in Service, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2027	\$8,800	1		
Conversion Equipment Int Pkg Unit - Heating/Cooling	100%	Now	\$61,700	2033	**	2	\$100	
			<i>R-22 Refrigerant, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Condemned Unit. Basement</i>					
Heat Rejection Air Cooled Condenser Unit	100%			2023	\$5,900	2	\$1,900	
<b>Ventilation</b>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$1,500	
Exhaust Fans Interior	70%			2023	\$7,200	2	\$100	
Roof	30%			2023	\$1,400	2		
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%			2028	\$21,600	1		
Water Heater Gas Fired	100%	Now	\$400	2023	\$1,800	2		
			<i>Not in Service, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Sanitary Piping Cast Iron	100%	Now	\$21,200	LIFE	**	1		
			<i>Corroded, Extent : Severe, Area Affected : 80%</i>					
			<i>Location : Throughout</i>					
			<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT**

**Asset # : 2810**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Plumbing								
	Sump Pump(s) Submersible	100%	Now	\$100	2023	\$100	4	\$100
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : HISTORIC RICHMOND TOWN SCHWIEBERT HOUSE  
**Address** : 441 CLARKE AVENUE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DCA0021.260 / 2384 **Yr Built/Renovated** : 1909 /  
**Area Sq Ft** : 3,736 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 27-Jun-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4441 **Lot** : 1 **BIN** : 5121933

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$91,200	
<b>Total</b>	<b>\$91,200</b>	
Importance Code A	\$91,200	
<b>Total</b>	<b>\$91,200</b>	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$74,700			
Interior Architecture	\$400		\$3,700	\$1,400
Electrical	\$15,000		\$15,900	
Mechanical	\$1,200	\$300	\$400	\$300
Site Enclosure	\$3,000			
Site Pavements	\$5,700			
<b>Total</b>	<b>\$99,800</b>	<b>\$300</b>	<b>\$20,000</b>	<b>\$1,700</b>
Importance Code A	\$74,900	\$200	\$200	\$200
Importance Code B	\$19,100	\$200	\$19,800	\$1,600
Importance Code C	\$5,900			
<b>Total</b>	<b>\$99,800</b>	<b>\$300</b>	<b>\$20,000</b>	<b>\$1,700</b>



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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**HISTORIC RICHMOND TOWN SCHWIEBERT HOUSE**

**Asset # : 2384**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	85%	0-2	\$18,300	LIFE	**	5	\$11,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	5%			LIFE	**	5	\$500	
Wood	10%	Now	\$9,500	2033	**	5	\$3,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<b>Windows</b>								
Wood	100%	Now	\$91,200	2053	**	5	\$11,600	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Wood Cornice	100%	Now	\$20,700	2038	**	5	\$5,600	
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Metal Panel	10%	Now	\$2,600	2033	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Porch</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Porch</i>								
Slate	90%	Now	\$23,600	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Wall Of Second Floor</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	2%			2024	\$1,400	3	\$200	
Cast in Place Concrete	23%			LIFE	**	5	\$2,600	
Ceramic Tile	5%			2031	**	5	\$300	
Quarry Tile	5%			2033	**	5	\$400	
Wood	65%			2043	**	5	\$6,400	

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**DEPARTMENT OF CULTURAL AFFAIRS - 126  
HISTORIC RICHMOND TOWN SCHWIEBERT HOUSE**

**Asset # : 2384**

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

**Interior**

**Interior Walls**

Ceramic Tile	5%			2031	**	5	\$300	
Masonry: Brick	10%			LIFE	**			
Plaster	75%			LIFE	**	5	\$1,500	
Wood	10%			LIFE	**	5	\$2,700	

**Ceilings**

AcousTileConcealSpLn	10%			2033	**	5	\$700	
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	
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**Site Enclosure**

**Retaining Walls**

Masonry: Brick	5%	4+	\$300	2038	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Of Building</i>								

Masonry: Fieldstone	95%	4+	\$2,700	2038	**			
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Front Entrance</i>								

**Site Pavements**

**On-Site Walkways**

Pavers/Stone	100%	Now	\$5,700	2031	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								

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

**Under 600 Volts**

**Service Equipment**

Fused Disc Sw	100%			2028	\$1,500	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 100 Amperes</i>								

**Raceway**

Conduit	80%			2028	\$3,100	1		
Under Construction	20%							

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**HISTORIC RICHMOND TOWN SCHWIEBERT HOUSE**

**Asset # : 2384**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Fused Toggle Switch	10%	2-4	\$800	2053	**	5		
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Molded Case Bkrs	70%			2027	\$5,500	5	\$100	
Under Construction	20%							
<b>Wiring</b>								
Braided Cloth	50%	2-4	\$4,300	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2028	\$2,600	1		
Under Construction	20%							
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%	2-4	\$9,900	LIFE	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	40%			2023	\$3,200	10	\$1,300	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Incandescent	60%			2023	\$11,400	2		
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2038	**	1		
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2033	**	1	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2027	\$5,300	4	\$200	
<b>Terminal Devices</b>								
Convactor/Radiator	100%			2026	\$18,300	1	\$1,100	
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2036	**	1		

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**HISTORIC RICHMOND TOWN SCHWIEBERT HOUSE**

**Asset # : 2384**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Air Conditioning								
Conversion Equipment								
	Window/Wall Unit	10%		2021	\$700	1		
	No Component	90%						
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%		2026	\$15,000	1		
Water Heater								
	Gas Fired	100%		2026	\$2,100	2	\$100	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Submersible	100%		2021	\$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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : HISTORIC RICHMOND TOWN SEAMAN COTTAGE  
**Address** : 441 CLARKE AVENUE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DCA0021.400 / 14347 **Yr Built/Renovated** : 1836 / 2005  
**Area Sq Ft** : 1,200 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 28-Jun-2017 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4441 **Lot** : 1 **BIN** : 5121947

**CAPITAL**

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$4,300		\$10,000	
Interior Architecture			\$2,200	
Electrical				
<b>Total</b>	<b>\$4,300</b>		<b>\$12,200</b>	
Importance Code A	\$4,300		\$10,000	
Importance Code B			\$2,200	
Importance Code C				
<b>Total</b>	<b>\$4,300</b>		<b>\$12,200</b>	



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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**HISTORIC RICHMOND TOWN SEAMAN COTTAGE**

**Asset # : 14347**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Concrete Masonry Unit	20%			LIFE	**	5	\$600	
Wood	80%			2033	**	5	\$20,000	
<i>Split/Cracked, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<b>Windows</b>								
Wood	100%	Now	\$3,800	2044	**	5	\$1,500	
<i>Air Infiltration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Exterior Frames</i>								
<b>Roof</b>								
Asphalt Shingle	100%			2031	**	10	\$500	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	20%			LIFE	**	5	\$1,300	
Wood	80%			2043	**	5	\$4,300	
<b>Interior Walls</b>								
Gypsum Board	90%			LIFE	**	5	\$600	
Plaster	10%			LIFE	**	5		
<b>Ceilings</b>								
Gypsum Board	90%			LIFE	**	5	\$3,300	
Plaster	10%			LIFE	**	5	\$200	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	50%			2058	**	5		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Under Construction	50%							
<b>Transformers</b>								
Under Construction	100%							
<b>Switchgear / Switchboard</b>								
Under Construction	100%							
<b>Raceway</b>								
Conduit	50%			2058	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Under Construction	50%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126  
HISTORIC RICHMOND TOWN SEAMAN COTTAGE**

**Asset # : 14347**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Molded Case Bkrs	20%			2053	**	5		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Under Construction	80%							
<b>Wiring</b>								
Thermoplastic	50%			2058	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Under Construction	50%							
<b>Ground</b>								
<b>Grounding Devices</b>								
Under Construction	100%							
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	50%			2038	**	10	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Recently Installed; T8 Lamps</i>								
Under Construction	50%							
<b>Alarm</b>								
<b>Fire/Smoke Detection</b>								
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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : HISTORIC RICHMOND TOWN STEPHENS-BLACK HOUSE/GEN. STORE  
**Address** : 441 CLARKE AVENUE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DCA0021.300 / 2385 **Yr Built/Renovated** : 1837 / 1839  
**Area Sq Ft** : 4,795 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 27-Jun-2017 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4441 **Lot** : 1 **BIN** : 5121941

**CAPITAL**

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,300		\$35,200	\$19,600
Interior Architecture	\$28,600			
Electrical				
Mechanical	\$200	\$200	\$600	\$200
<b>Total</b>	<b>\$32,200</b>	<b>\$300</b>	<b>\$35,800</b>	<b>\$19,900</b>
Importance Code A	\$3,500	\$200	\$35,500	\$19,900
Importance Code B	\$24,700		\$400	\$100
Importance Code C	\$3,900			
<b>Total</b>	<b>\$32,200</b>	<b>\$300</b>	<b>\$35,800</b>	<b>\$19,900</b>



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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**HISTORIC RICHMOND TOWN STEPHENS-BLACK HOUSE/GEN. STORE**

**Asset # : 2385**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	25%	Now	\$3,200	LIFE	**	5	\$1,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	75%			2033	**	5	\$27,700	
Windows								
Wood	100%	Now	\$200	2036	**	5	\$400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
Roof								
Copper/Terne	90%			2043	**	10	\$21,400	
Wood Shingles	10%			2024	\$19,300	10	\$300	
Interior								
Floors								
Vinyl Tile	5%	Now	\$2,500	2038	**	3	\$100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Basement</i>								
Wood	95%	0-2	\$18,200	2043	**	5	\$4,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairs To Basement</i>								
Interior Walls								
Plaster	75%	Now	\$3,900	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	25%			LIFE	**	5	\$5,700	
Ceilings								
Exposed Struc: Wood	25%			LIFE	**			
Plaster	75%	Now	\$4,000	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Second Floor</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor</i>								
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	100%			2038	**			
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%			2031	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**HISTORIC RICHMOND TOWN STEPHENS-BLACK HOUSE/GEN. STORE**

**Asset # : 2385**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	50%			2038	**	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Main Service Disconnect Switch Rated At 100 Amperes</i>						
Under Construction	50%							
<b>Switchgear / Switchboard</b>								
Under Construction	100%							
<b>Raceway</b>								
Conduit	80%			2038	**	1		
Under Construction	20%							
<b>Panelboards</b>								
Fused Disc Sw	5%			2036	**	5		
Molded Case Bkrs	65%			2036	**	5	\$100	
Under Construction	30%							
<b>Wiring</b>								
Thermoplastic	70%			2038	**	1		
Under Construction	30%							
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<b>Lighting</b>								
Interior Lighting								
Incandescent	100%			2028	\$28,400	2	\$100	
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2038	**	1		
Conversion Equipment								
Furnace	100%			2033	**	1	\$2,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$2,700	
<b>Plumbing</b>								
H/C Water Piping								
Galvanized Steel	10%			2026	\$2,200	1		
No Component	90%							

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

Estimates are rounded to the nearest hundred dollars.

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

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



Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : HISTORIC RICHMOND TOWN THIRD COUNTY COURTHOUSE  
**Address** : 441 CLARKE AVENUE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DCA0021.010 / 2379 **Yr Built/Renovated** : 1837 / 1990  
**Area Sq Ft** : 7,447 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 27-Jun-2017 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4441 **Lot** : 1 **BIN** : 5121946

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$191,400	
Interior Architecture	\$110,600	
Electrical	\$55,600	
Mechanical		\$42,400
Site Enclosure		\$111,500
<b>Total</b>	<b>\$357,500</b>	<b>\$153,800</b>
Importance Code A	\$191,400	
Importance Code B	\$166,200	\$42,400
Importance Code C		\$111,500
<b>Total</b>	<b>\$357,500</b>	<b>\$153,800</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$47,900			
Interior Architecture	\$24,200			\$300
Electrical	\$12,400		\$2,900	
Mechanical	\$2,000	\$1,000	\$7,500	\$1,000
Site Enclosure	\$29,800			
Site Pavements	\$5,600			
<b>Total</b>	<b>\$121,900</b>	<b>\$1,000</b>	<b>\$10,400</b>	<b>\$1,300</b>
Importance Code A	\$48,600	\$700	\$800	\$700
Importance Code B	\$40,400	\$200	\$9,600	\$500
Importance Code C	\$32,800			
<b>Total</b>	<b>\$121,900</b>	<b>\$1,000</b>	<b>\$10,400</b>	<b>\$1,300</b>



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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**HISTORIC RICHMOND TOWN THIRD COUNTY COURTHOUSE**

**Asset # : 2379**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$142,100	LIFE	**	5	\$13,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
Masonry: Brick	5%	Now	\$6,800	LIFE	**	5	\$1,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Chimney And Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Chimney</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Chimney And Throughout</i>								
Masonry: Brownstone	20%	Now	\$42,500	LIFE	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Front Elevation</i>								
<i>Explanation : Peeling Paint</i>								
Wood	5%	Now	\$7,500	2033	**	5	\$2,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
Windows								
Wood	100%	Now	\$11,600	2036	**	5	\$6,800	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Frames</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Frames</i>								
Parapets								
Wood Cornice	100%	Now	\$21,300	2038	**	5	\$10,500	
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Roof								
Copper/Terne	100%	Now	\$7,500	2043	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Main Hall On Second Floor</i>								
Soffits								
Wood	100%			2041	**	5		

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

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**HISTORIC RICHMOND TOWN THIRD COUNTY COURTHOUSE**

**Asset # : 2379**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Interior</b>								
<b>Floors</b>								
Carpet	5%	4+	\$7,900	2030	\$7,900	3	\$800	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Wrinkling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
Wood	90%	4+	\$110,600	2043	**	5	\$9,200	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : First And Second Floor Public Space</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : First And Second Floor Public Space</i>								
<b>Interior Walls</b>								
Plaster	100%			LIFE	**	5	\$2,200	
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout</i>								
<b>Ceilings</b>								
Plaster	100%	Now	\$16,300	LIFE	**	5	\$6,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Second Floor Court Room, Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor Main Hall</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	5%	4+	\$100	2048	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
Wood	95%			2026	\$111,500			
<b>Free Standing Walls</b>								
Masonry: Brick	100%	4+	\$27,100	2054	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Rear Of Building</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Rear Yard</i>								
<b>Retaining Walls</b>								
Masonry: Fieldstone	100%	4+	\$2,600	2048	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Front Of Building</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Main Entrance</i>								
<i>Explanation : Granite Retaining At Main Entrance. Joints Failing. Need Pointing</i>								
<b>Site Pavements</b>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**HISTORIC RICHMOND TOWN THIRD COUNTY COURTHOUSE**

**Asset # : 2379**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	10%			2041		**		
Masonry: Granite	10%	4+	\$500	LIFE		**		
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Front Entrance</i>								
Pavers/Stone	80%	Now	\$3,000	2041		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Various</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Various</i>								
<b>Parking/Driveway</b>								
Asphalt	100%	4+	\$2,200	2031		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parking In Rear</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	50%			2048		**	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 100 Amperes.</i>								
Under Construction	50%							
<b>Transformers</b>								
Under Construction	100%							
<b>Switchgear / Switchboard</b>								
Under Construction	100%							
<b>Raceway</b>								
Conduit	80%			2028	\$7,700		1	
Under Construction	20%							
<b>Panelboards</b>								
Fused Toggle Switch	30%	2-4	\$5,100	2053		**	5	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Molded Case Bkrs	50%			2050		**	5	\$100
Under Construction	20%							

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

Estimates are rounded to the nearest hundred dollars.

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Wiring								
Braided Cloth	60%	2-4	\$7,300	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2054	**	1		
Under Construction	20%							
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	20%			2028	\$27,800	10	\$1,400	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Incandescent	40%			2023	\$55,600	2	\$100	
LED	40%			2036	**			
Egress Lighting								
Exit, LED	100%			2063	**	1		
Exterior Lighting								
Incandescent	10%			2023	\$2,700	2		
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2043	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Copper</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2048	**	1		
Conversion Equipment								
Steam Boiler	100%			2041	**	1	\$7,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Steam Piping/Pump	100%			2038	**			
Terminal Devices								
Convactor/Radiator	100%	Now	\$800	2026	\$42,400	1	\$2,200	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2 Valves. 1st And 2nd Floor</i>								

**Air Conditioning**

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**HISTORIC RICHMOND TOWN THIRD COUNTY COURTHOUSE**

**Asset # : 2379**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Energy Source</b>								
	Electricity	100%		2036	**	1		
<b>Conversion Equipment</b>								
	Window/Wall Unit	10%		2023	\$1,600	1		
	No Component	90%						
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Galvanized Steel	100%		2026	\$34,700	1		
<b>Water Heater</b>								
	Gas Fired	100%		2023	\$4,800	2	\$100	
<b>Sanitary Piping</b>								
	Cast Iron	100%		LIFE	**	1		
<b>Sump Pump(s)</b>								
	Submersible	100%		2021	\$300	4	\$200	
<b>Fixtures</b>								
	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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : HISTORIC RICHMOND TOWN TREASURE HOUSE  
**Address** : 441 CLARKE AVENUE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DCA0021.140 / 1598 **Yr Built/Renovated** : 1700 / 1860  
**Area Sq Ft** : 3,960 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 27-Jun-2017 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4441 **Lot** : 1 **BIN** : 5121939

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Interior Architecture	\$210,800	
<b>Total</b>	<b>\$210,800</b>	
Importance Code B	\$135,900	
Importance Code C	\$74,900	
<b>Total</b>	<b>\$210,800</b>	

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$6,200		\$9,200	
Interior Architecture	\$19,100			
<b>Total</b>	<b>\$25,400</b>		<b>\$9,200</b>	
Importance Code A	\$6,200		\$9,200	
Importance Code B	\$19,100			
Importance Code C				
<b>Total</b>	<b>\$25,400</b>		<b>\$9,200</b>	



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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**HISTORIC RICHMOND TOWN TREASURE HOUSE**

**Asset # : 1598**

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	5%			LIFE	**	5	\$400		
Masonry: Fieldstone	45%			LIFE	**	5	\$2,500		
Wood	50%			2033	**	5	\$18,400		
Windows									
Wood	100%	2-4	\$3,100	2053	**	5	\$400		
<i>Air Infiltration, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
Roof									
Wood Shingles	100%			2031	**	10	\$3,200		
Interior									
Floors									
Wood	100%	Now	\$95,800	2056	**	5	\$4,800		
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 70%</i>									
<i>Location : Throughout</i>									
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Split/Cracked, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : No Longer In Use</i>									
Interior Walls									
Plaster	75%	Now	\$38,900	LIFE	**	5	\$1,300		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Wood	25%	Now	\$36,000	LIFE	**	5	\$5,700		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 70%</i>									
<i>Location : Throughout</i>									
<i>Deteriorated Finish, Extent : Severe, Area Affected : 70%</i>									
<i>Location : Throughout</i>									
<i>Split/Cracked, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Throughout</i>									

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

Estimates are rounded to the nearest hundred dollars.

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

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



**DEPARTMENT OF CULTURAL AFFAIRS - 126  
HISTORIC RICHMOND TOWN TREASURE HOUSE**

**Asset # : 1598**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Struc: Wood	25%	Now	\$19,100	LIFE	**			
<i>Insect/Bird Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Attic</i>								
Plaster	75%	Now	\$40,000	LIFE	**	5	\$1,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								

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

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

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

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : HISTORIC RICHMOND TOWN VOORLEZER'S HOUSE  
**Address** : 441 CLARKE AVENUE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DCA0021.100 / 1595 **Yr Built/Renovated** : 1695 /  
**Area Sq Ft** : 2,540 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 27-Jun-2017 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 4441 **Lot** : 1 **BIN** : 5121939

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$148,500	
Interior Architecture	\$66,100	
<b>Total</b>	<b>\$214,600</b>	
Importance Code A	\$148,500	
Importance Code B	\$66,100	
<b>Total</b>	<b>\$214,600</b>	

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$8,000			
Interior Architecture				
Electrical				
Mechanical	\$6,600	\$200	\$400	\$200
<b>Total</b>	<b>\$14,600</b>	<b>\$200</b>	<b>\$400</b>	<b>\$200</b>
Importance Code A	\$14,400	\$100	\$100	\$200
Importance Code B	\$200	\$100	\$300	\$100
Importance Code C				
<b>Total</b>	<b>\$14,600</b>	<b>\$200</b>	<b>\$400</b>	<b>\$200</b>



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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**HISTORIC RICHMOND TOWN VOORLEZER'S HOUSE**

**Asset # : 1595**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Exterior</b>									
<b>Exterior Walls</b>									
Masonry: Brick	3%	Now	\$2,200	LIFE	**	5	\$200		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Chimney</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Chimney</i>									
Masonry: Fieldstone	10%			LIFE	**	5	\$500		
Wood	87%	Now	\$46,000	2033	**	5	\$15,200		
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Various Locations Throughout</i>									
<b>Windows</b>									
Wood	100%	2-4	\$5,900	2053	**	5	\$700		
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 75%</i>									
<i>Location : Throughout</i>									
<i>Split/Cracked, Extent : Moderate, Area Affected : 60%</i>									
<i>Location : Throughout</i>									
<b>Roof</b>									
Wood Shingles	100%	Now	\$102,500	2037	**				
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Light, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
<b>Interior</b>									
<b>Floors</b>									
Wood	100%	Now	\$66,100	2043	**	5	\$3,300		
<i>Deflection Evident, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Second Floor</i>									
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Second Floor</i>									
<i>Explanation : Second Floor Is Sagging And Is No Longer In Use For Public Tours.</i>									
<b>Interior Walls</b>									
Masonry: Brick	3%			LIFE	**				
Plaster	27%			LIFE	**	5	\$300		
Wood	70%			LIFE	**	5	\$11,900		
<b>Ceilings</b>									
Exposed Struc: Wood	100%			LIFE	**				

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126  
HISTORIC RICHMOND TOWN VOORLEZER'S HOUSE**

**Asset # : 1595**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2054	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
<hr/>								
Raceway								
Conduit	100%			2054	**	1		
<hr/>								
Panelboards								
Molded Case Bkrs	100%			2050	**	5	\$100	
<hr/>								
Wiring								
Thermoplastic	100%			2054	**	1		
<hr/>								
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5		
<hr/>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	100%			2036	**	10	\$2,300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2048	**	1		
<hr/>								
Conversion Equipment								
Furnace	100%	Now	\$6,400	2038	**	1	\$1,100	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement - Destroyed By Hurricane Sandy Flooding</i>								
<hr/>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$1,400	
<hr/>								
Terminal Devices								
Convactor/Radiator	100%			2026	\$14,500	1	\$800	
<hr/>								
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	10%			2054	**	1		
No Component	90%							
<hr/>								
Sump Pump(s)								
Submersible	100%			2021	\$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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** : 05-Jun-2018 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 10101 **Lot** : 11 **BIN** : 4215617

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$398,500	\$196,200
Interior Architecture	\$123,800	\$98,200
Electrical	\$123,400	\$201,700
<b>Total</b>	<b>\$645,700</b>	<b>\$496,100</b>
Importance Code A	\$398,500	\$196,200
Importance Code B	\$247,200	\$299,900
<b>Total</b>	<b>\$645,700</b>	<b>\$496,100</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$52,300	\$10,000		\$27,000
Interior Architecture	\$173,700			\$10,200
Electrical	\$10,200	\$1,600	\$1,100	\$14,000
Mechanical	\$73,700	\$8,500	\$11,300	\$38,800
Site Enclosure	\$700			
Site Pavements	\$23,000	\$200	\$200	\$5,300
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
<b>Total</b>	<b>\$348,400</b>	<b>\$35,100</b>	<b>\$27,400</b>	<b>\$110,100</b>
Importance Code A	\$56,200	\$13,800	\$3,900	\$30,900
Importance Code B	\$233,800	\$21,100	\$23,400	\$73,800
Importance Code C	\$58,400	\$200	\$200	\$5,300
<b>Total</b>	<b>\$348,400</b>	<b>\$35,100</b>	<b>\$27,400</b>	<b>\$110,100</b>



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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**JAMAICA CT FOR ARTS AND LEARNING FORMER REGISTER BLDG.**  
**Asset # : 3004**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$60,900	
Masonry: Granite	2%	0-2	\$4,700	LIFE	**	5	\$1,300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	25%	0-2	\$149,700	LIFE	**	5	\$16,300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	3%			2049	**	5-10	\$18,000	
Windows								
Metal Clad	25%	2-4	\$13,500	2028	\$135,300	5	\$7,200	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : West Side</i>								
<i>Explanation : Windows Boarded Up Due To New Construction Next Door</i>								
Steel	35%	0-2	\$190,300	2054	**	5	\$20,100	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Wood	40%	Now	\$58,400	2037	**	5	\$18,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : First Floor</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 100%</i>								
<i>Location : North Facade</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : North Facade</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**JAMAICA CT FOR ARTS AND LEARNING FORMER REGISTER BLDG.**

**Asset # : 3004**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	60%	2-4	\$17,900	LIFE	**	5	\$2,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	20%	Now	\$16,200	LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Metal Rail	20%			2042	**	5-10	\$16,400	
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : 4th Floor Roof</i>								
Roof								
Modified Bitumen	95%			2034	**	10	\$22,100	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Lower Roof</i>								
<i>Explanation : Protected With Plywood From Construction Next Door</i>								
Skylight, Metal/Glass	5%			2049	**	10	\$3,900	
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**JAMAICA CT FOR ARTS AND LEARNING FORMER REGISTER BLDG.**

**Asset # : 3004**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	20%	Now	\$84,500	2025	\$169,000	3	\$17,500	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Theater And Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%	Now	\$6,900	LIFE	**	5	\$6,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	13%	Now	\$3,300	2032	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor Hall</i>								
Mosaic Tile	5%	Now	\$9,900	2034	**	5	\$3,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entry Lobby And Basement</i>								
Marble Panels	2%	Now	\$9,600	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stair To Basement</i>								
<i>Loose Units, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stair To Basement</i>								
Sheet Vinyl/Rubber Vinyl Tile	5%			2029	\$98,200	5	\$4,400	
	25%	Now	\$7,000	2034	**	3	\$5,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Vinyl Tile 9" X 9"	5%	Now	\$36,500	2039	**	3	\$1,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 3rd Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 3rd Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 3rd Floor</i>								
Wood	20%	Now	\$87,300	2057	**	5	\$10,900	
<i>Deteriorated Finish, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**JAMAICA CT FOR ARTS AND LEARNING FORMER REGISTER BLDG.**

**Asset # : 3004**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	2-4	\$5,300	2038	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
Gypsum Board	30%			LIFE	**	5	\$12,200	
Metal Panel	5%			LIFE	**			
Plaster	55%	Now	\$34,000	LIFE	**	5	\$11,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rear Stair Throughout</i>								
Plaster	5%			LIFE	**	5	\$1,000	
Ceilings								
Gypsum Board	30%			LIFE	**	5	\$21,900	
Metal Panel	5%	Now	\$2,800	LIFE	**	5	\$3,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Toilets Throughout</i>								
Plaster	60%	Now	\$10,400	LIFE	**	5	\$21,900	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Stairs</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Stairs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Third Floor, Stair</i>								
Plaster	5%			LIFE	**	5	\$1,800	
Site Enclosure								
Fence/Gates								
Chain Link	75%	Now	\$700	2049	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear Yard At HVAC Unit</i>								
Iron Picket	25%			2049	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	50%	4+	\$900	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement Access</i>								
Pavers/Stone	50%	0-2	\$3,600	2032	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**JAMAICA CT FOR ARTS AND LEARNING FORMER REGISTER BLDG.**

**Asset # : 3004**

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

Site Pavements

On-Site Walkways

Asphalt	25%			2032	**			
Cast in Place Concrete	50%	Now	\$1,800	2034	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Side At Basement Access</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Side</i>								
Metal	25%	0-2	\$16,700	2039	**	1-3	\$17,300	
<i>Surface Wearing/Scaling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2049	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	50%			2049	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Rated At 600 Amperes</i>								

Switchgear / Switchboard

Fused Disc Sw	70%			2049	**	5	\$100	
Molded Case Bkrs	30%			2049	**	5	\$300	

Raceway

Conduit	40%			2055	**	1		
Conduit	40%			2039	**	1		
Conduit	20%			2029	\$7,100	1		

Panelboards

Fused Disc Sw	5%			2045	**	5		
Fused Toggle Switch	10%	2-4	\$2,500	2054	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floor</i>								
Molded Case Bkrs	55%			2037	**	5	\$600	
Molded Case Bkrs	30%			2051	**	5	\$300	

Wiring

Braided Cloth	20%	2-4	\$6,300	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2039	**	1		
Thermoplastic	40%			2055	**	1		

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**JAMAICA CT FOR ARTS AND LEARNING FORMER REGISTER BLDG.**

**Asset # : 3004**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Motor Controllers								
Locally Mounted	50%			2034	**	5	\$100	
Locally Mounted	50%			2046	**	5	\$100	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	30%			2024	\$43,000	10	\$10,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor And Basement</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	15%			2039	**	10	\$5,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	35%			2039	**	10	\$12,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 35%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2034	**	10	\$1,800	
<i>T-9 Lamps And Fixtures, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stairway</i>								
Incandescent	15%			2024	\$80,400	2	\$100	
<b>Egress Lighting</b>								
Emergency, Battery	50%			2029	\$29,800	10	\$4,700	
Exit, Service	50%			2029	\$6,000	1		
<b>Exterior Lighting</b>								
HID	50%			2029	\$83,500	10	\$100	
Incandescent	50%			2029	\$70,900	2		
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2029	\$40,100	1	\$4,400	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$7,200	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2049	**	1		

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**JAMAICA CT FOR ARTS AND LEARNING FORMER REGISTER BLDG.**

**Asset # : 3004**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment Steam Boiler	100%			2042	**	1	\$38,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Gas Fired Steam Boiler</i>								
<hr/>								
Distribution Central Plant Steam Piping/Pmp	100%			2049	**	4	\$2,900	
<hr/>								
Terminal Devices Air Handler	20%			2037	**	1	\$4,800	
Convactor/Radiator	80%	Now	\$8,900	2034	**	1	\$9,100	
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam traps Faulty</i>								
<hr/>								
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2045	**	1		
<hr/>								
Conversion Equipment Exterior Pkg Unit - Cooling	50%			2037	**	2	\$1,200	
Window/Wall Unit	30%			2024		1	\$25,900	
No Component	20%							
<hr/>								
Terminal Devices Air Handler/Dir Expansion	20%			2034	**	1		
No Component	80%							
<hr/>								
<b>Ventilation</b>								
Distribution Ductwork/Diffusers	20%			LIFE	**	2-5	\$4,300	
No Component	80%							
<hr/>								
Exhaust Fans Interior	20%	Now	\$600	2029		2	\$29,500	\$200
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : First Floor Bathroom</i>								
<hr/>								
No Component	80%							
<hr/>								
<b>Plumbing</b>								
H/C Water Piping Galvanized Steel	100%			2034	**	1		
<hr/>								
Water Heater Gas Fired	100%	Now	\$25,300	2029		2	\$25,300	\$500
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<hr/>								
Sanitary Piping Cast Iron	100%	Now	\$30,300	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Floors Toilet Area</i>								
<hr/>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**JAMAICA CT FOR ARTS AND LEARNING FORMER REGISTER BLDG.**

**Asset # : 3004**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Submersible	100%			2023	\$1,400	4	\$800	
Backflow Preventer Generic	100%			2034	**	1	\$2,400	
Fixtures Generic	100%							
<b>Vertical Transport</b>								
Elevators Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Freight From Basement To 3rd Floor, Passenger From 1st To 5th Floor.</i>								
<i>Explanation : Two Freight And One Passenger</i>								
<b>Fire Suppression</b>								
Standpipe Generic	100%			2049	**	1-5	\$19,700	
Sprinkler Generic	100%			2049	**	1-2	\$10,900	
Fire Pump Generic	100%			2038	**	1	\$7,300	

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : JAMAICA CT FOR ARTS AND LEARNING PERFORMING ARTS CENTER  
**Address** : 153-10 JAMAICA AVENUE  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DCA0035.010 / 13423 **Yr Built/Renovated** : 1859 / 2006  
**Area Sq Ft** : 30,000 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 05-Jun-2018 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Floors 1,2,3,Att  
**Block** : 10101 **Lot** : 11 **BIN** : 4215617

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture		\$39,500
Mechanical		\$270,700
<b>Total</b>		<b>\$310,200</b>
Importance Code B		\$310,200
<b>Total</b>		<b>\$310,200</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$7,600		
Interior Architecture	\$16,400	\$33,400	\$1,200	
Electrical	\$1,400	\$1,000	\$900	\$800
Mechanical	\$11,400	\$7,200	\$10,200	\$7,200
Site Pavements	\$24,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$57,800</b>	<b>\$53,200</b>	<b>\$16,300</b>	<b>\$12,000</b>
Importance Code A	\$1,500	\$9,100	\$1,500	\$1,500
Importance Code B	\$51,800	\$44,200	\$14,800	\$10,500
Importance Code C	\$4,500			
<b>Total</b>	<b>\$57,800</b>	<b>\$53,200</b>	<b>\$16,300</b>	<b>\$12,000</b>



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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**JAMAICA CT FOR ARTS AND LEARNING PERFORMING ARTS CENTER**  
**Asset # : 13423**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$29,000	
Masonry: Brownstone	5%			LIFE	**	5	\$1,100	
Windows								
Aluminum	10%			2045	**	5	\$100	
Wood	90%			2045	**	5	\$4,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stained Glass</i>								
Roof								
Copper/Terne	5%			2057	**	10	\$5,200	
Metal Panel	10%			2042	**	10	\$7,600	
Slate	85%			LIFE	**			
Interior								
Floors								
Carpet	15%			2028	\$105,700	3	\$10,900	
Cast in Place Concrete	5%			LIFE	**	5	\$5,300	
<i>Paint Peeling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout Basement</i>								
Ceramic Tile	5%			2038	**	5	\$2,400	
Marble Panels	5%			LIFE	**	5	\$1,800	
Sheet Vinyl/Rubber	10%	Now	\$16,400	2034	**	5	\$3,600	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Wood	60%			2057	**	5	\$54,700	
Interior Walls								
Glass: Special Gauge	2%			LIFE	**	1		
Gypsum Board	93%			LIFE	**	5	\$13,100	
Marble Panels	5%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	10%			2042	**	5	\$4,900	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Exposed Struc: Steel	25%			LIFE	**			
Gypsum Board	65%			LIFE	**	5	\$39,500	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Masonry: Brick	100%			2049	**			
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**  
**JAMAICA CT FOR ARTS AND LEARNING PERFORMING ARTS CENTER**

**Asset # : 13423**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	65%	Now	\$12,900	2034		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Side</i>								
Pavers/Stone	35%	Now	\$7,300	2032		**		
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side</i>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	10%			2042		**		
Pavers/Stone	90%	Now	\$4,500	2032		**		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entry Stair</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<b>Parking/Driveway</b>								
Asphalt	100%			2038		**		

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2055	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 2000 Ampere Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2055	**	5	\$100	
<b>Raceway</b>								
Conduit	100%			2055	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2051	**	5		
Molded Case Bkrs	95%			2051	**	5	\$800	
<b>Wiring</b>								
Thermoplastic	100%			2055	**	1		
<b>Motor Controllers</b>								
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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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**JAMAICA CT FOR ARTS AND LEARNING PERFORMING ARTS CENTER**  
**Asset # : 13423**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	70%			2037	**	10	\$19,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	5%			2037	**	10	\$1,400	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st And 2nd Floor Lobby</i>						
Incandescent	25%			2037	**	2	\$200	
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$3,600	
Exit, LED	50%			2069	**	1		
Exterior Lighting								
HID	100%			2037	**	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$3,400	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$5,500	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2055	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2049	**	1	\$14,800	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 1 Gas Fired Hot Water Boiler</i>						
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$2,500	2045	**	4	\$1,500	
		<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Pump In The Boiler Room</i>						
Terminal Devices								
Air Handler	80%			2037	**	1	\$14,800	
Convactor/Radiator	20%			2046	**	1	\$1,900	

## 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**  
**JAMAICA CT FOR ARTS AND LEARNING PERFORMING ARTS CENTER**  
**Asset # : 13423**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2051	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2029	\$270,700	1	\$13,900	
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2049	**	4	\$2,200	
Terminal Devices								
Air Handler/Cool/Ht	100%			2034	**	1	\$18,600	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	70%			LIFE	**	2-5	\$11,700	
Ductwork/Diffusers	30%			LIFE	**	2-5	\$5,000	
Exhaust Fans								
Interior	100%			2037	**	2	\$900	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
Water Heater								
Gas Fired	100%			2028	\$19,400	2	\$400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2037	**	4	\$1,000	
Backflow Preventer								
Generic	100%			2034	**	1	\$1,800	
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To The Third Floor</i>								
<i>Explanation : 1 Unit</i>								
<b>Fire Suppression</b>								
Sprinkler								
Generic	100%			2055	**	1-2	\$8,400	

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

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : LINCOLN CTR. FOR PERFORMING ARTS DAMROSCH BANDSHELL  
**Address** : AMSTERDAM AVE. AND W. 62ND ST.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DCA0034.010 / 4151 **Yr Built/Renovated** : 1964 / 2008  
**Area Sq Ft** : 4,500 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 06-Apr-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1  
**Block** : 1134 **Lot** : 10 **BIN** : 1085731

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$48,000
<b>Total</b>		<b>\$48,000</b>
Importance Code A		\$48,000
<b>Total</b>		<b>\$48,000</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$24,800			
Interior Architecture	\$800	\$500		
Electrical	\$16,600	\$39,300	\$100	\$100
Mechanical	\$19,400	\$8,000	\$1,100	\$700
<b>Total</b>	<b>\$61,700</b>	<b>\$47,800</b>	<b>\$1,100</b>	<b>\$800</b>
Importance Code A	\$25,300	\$400	\$400	\$400
Importance Code B	\$35,900	\$47,400	\$700	\$400
Importance Code C	\$500			
<b>Total</b>	<b>\$61,700</b>	<b>\$47,800</b>	<b>\$1,100</b>	<b>\$800</b>



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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**LINCOLN CTR. FOR PERFORMING ARTS DAMROSCH BANDSHELL**

**Asset # : 4151**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	85%	Now	\$20,400	LIFE	**	5	\$17,400	
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Underside Of Soffit</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Foundation</i>								
Masonry: Brick	15%	Now	\$3,900	LIFE	**	5	\$600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rear Walls Backing Up To Amsterdam Avenue</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear Walls</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Walls At Planters And Mechanical Grates</i>								
<b>Windows</b>								
Aluminum	100%			2026	\$48,000	5	\$1,100	
<b>Roof</b>								
Cast in Place Concrete	50%			LIFE	**			
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Structural Repair To Ribs</i>								
Single Ply Membrane	50%			2035	**	10	\$900	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kemper System Applied To Lower Roof Enclosing Programmatic Amenities</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	30%			LIFE	**	5	\$600	
Terrazzo	70%			LIFE	**	5	\$500	
<b>Interior Walls</b>								
Ceramic Tile	5%			2036	**	5	\$100	
Concrete Masonry Unit	70%			LIFE	**	5	\$700	
Gypsum Board	15%			LIFE	**	5	\$200	
Plaster	10%	Now	\$400	LIFE	**	5	\$100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Stairs</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement Stair At Northwest Side</i>								
<b>Ceilings</b>								
AcousTileConcealSpLn	80%			2032	**	5	\$900	
Gypsum Board	20%	Now	\$400	LIFE	**	5	\$200	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Stairs</i>								

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

Under 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**  
**LINCOLN CTR. FOR PERFORMING ARTS DAMROSCH BANDSHELL**

**Asset # : 4151**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Raceway								
Conduit	100%			2027	\$3,900	1		
Panelboards								
Molded Case Bkrs	100%			2026	\$7,800	5	\$100	
Wiring								
Braided Cloth	80%	2-4	\$6,800	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2027	\$1,700	1		
Lighting								
Interior Lighting								
Fluorescent	85%			2022	\$8,700	10	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
HID	5%			2022	\$1,900	10		
Incandescent	10%			2022	\$2,400	2		
Egress Lighting								
Emergency, Battery	60%			2022	\$3,800	10	\$700	
Exit, Service	40%			2022	\$500	1		
Exterior Lighting								
HID	100%			2022	\$17,700	10		
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%	Now	\$9,700	2037	**	1-3	\$500	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2053	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Gas Service Was Upgraded In 2008</i>								
Conversion Equipment								
Steam Boiler	100%			2044	**	1	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Natural Gas Fired Steam Boiler</i>								

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**  
**LINCOLN CTR. FOR PERFORMING ARTS DAMROSCH BANDSHELL**

**Asset # : 4151**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Heating</b>								
<b>Distribution</b>								
	Central Plant Steam Piping/Pmp	25%	2-4	\$18,600	2057	**	4	\$100
		<i>Corroded, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Various Locations, Facility Personnel Complain That Piping Has Bad Interior Corrosion And Is Suspectable To Unpredictable Steam Leaks</i>						
	Central Plant Steam Piping/Pmp	75%			2037	**	4	\$200
<b>Terminal Devices</b>								
	Air Handler	50%			2035	**	1	\$1,400
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement Level</i>						
		<i>Explanation : Heating And Ventilating Unit Installed In 2008. They Serve The Upper Floor Locker Rooms And The Fan Room</i>						
	Convector/Radiator	50%			2032	**	1	\$700
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	75%			LIFE	**	2-5	\$1,900
	Ductwork/Diffusers	25%			LIFE	**	2-5	\$600
<b>Exhaust Fans</b>								
	Roof	100%			2022	\$7,300	2	\$100
		<i>On Extended Life, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Flat Roof Behind The Bandshell</i>						
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%			2053	**	1	
<b>Water Heater</b>								
	Gas Fired	100%			2025	\$2,700	2	\$100
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Backflow Preventer</b>								
	Generic	100%			2035	**	1	\$300
<b>Fixtures</b>								
	Generic	100%						
<b>Fire Suppression</b>								
<b>Sprinkler</b>								
	No Component	80%						
	Generic	20%			2037	**	1-2	\$300

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

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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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : LINCOLN CTR. FOR PERFORMING ARTS DAVID H. KOCH THEATRE  
**Address** : 37 W 65TH STREET AT COLUMBUS AVE. AND 63RD ST.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DCA0025.000 / 2811 **Yr Built/Renovated** : 1962 /  
**Area Sq Ft** : 247,480 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 22-Mar-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,4,5  
**Block** : 1118 **Lot** : 5 **BIN** : 1028160

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$3,287,800	\$290,900
Interior Architecture	\$477,200	\$17,701,900
Electrical	\$1,701,000	\$1,749,000
Mechanical	\$230,400	\$975,200
<b>Total</b>	<b>\$5,696,400</b>	<b>\$20,717,000</b>
Importance Code A	\$3,287,800	\$498,300
Importance Code B	\$2,408,600	\$2,769,300
Importance Code C		\$17,449,500
<b>Total</b>	<b>\$5,696,400</b>	<b>\$20,717,000</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture		\$1,400		
Interior Architecture	\$1,100	\$27,700	\$85,500	\$4,700
Electrical	\$21,900	\$30,500	\$19,600	\$19,900
Mechanical	\$102,100	\$70,900	\$95,700	\$70,400
Elevators/Escalators	\$49,300	\$49,300	\$49,300	\$49,300
<b>Total</b>	<b>\$174,400</b>	<b>\$179,900</b>	<b>\$250,100</b>	<b>\$144,400</b>
Importance Code A	\$3,300	\$1,900		
Importance Code B	\$170,100	\$178,000	\$222,800	\$144,400
Importance Code C	\$1,100		\$27,300	
<b>Total</b>	<b>\$174,400</b>	<b>\$179,900</b>	<b>\$250,100</b>	<b>\$144,400</b>



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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**LINCOLN CTR. FOR PERFORMING ARTS DAVID H. KOCH THEATRE**  
**Asset # : 2811**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Travertine	85%	4+	\$999,500	LIFE		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stage Entrance And Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : All Facades</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
Window Wall	15%			2047		**	5	\$104,600
Windows								
Bronze/Brass	100%			2035		**	5	\$143,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fixed Windows</i>								
Parapets								
Metal Panel	5%			2037		**	5	\$2,700
Metal Rail	95%			2032		**	5-10	\$243,100
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Slated For Repair In 2017</i>								
Roof								
Modified Bitumen	70%	Now	\$41,000	2022	\$2,047,500			
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ridging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 5th Floor Rehearsal Space</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Repairs In Progress - Slated For Full Replacement In 2017</i>								
Plaza Roof: Stone Panels	25%			2037		**		
Skylight, Metal/Glass	5%			2047		**	10	\$34,500

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**LINCOLN CTR. FOR PERFORMING ARTS DAVID H. KOCH THEATRE**

**Asset # : 2811**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	27%			2026	\$1,359,800	3	\$153,300	
<i>Recent Installation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Concourse, Multi-purpose Room</i>								
Ceramic Tile	5%			2040	**	5	\$18,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Concourse Levels And Throughout</i>								
Marble Panels	20%			LIFE	**	5	\$56,800	
Quarry Tile	15%			2032	**	5	\$85,200	
Raised Access Floor	2%			2040	**	5	\$28,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rehearsal Studios - Concourse</i>								
Terrazzo	5%			LIFE	**	5	\$14,800	
Vinyl Tile	15%			2032	**	3	\$21,300	
Vinyl Tile 9" X 9"	10%	Now	\$434,600	2037	**	3	\$14,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Concourse, Mezzanine And 5th Floor</i>								
Wood	1%			2062	**	5	\$7,100	
<b>Interior Walls</b>								
Concrete Masonry Unit	18%			LIFE	**	5	\$31,500	
Fabric on Framing	25%			2028	\$17,403,600	5	\$54,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Theater</i>								
<i>Explanation : Sound Absorbing Material</i>								
Fabric on Framing	1%			2031	**	5	\$2,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Multipurpose Room - Concourse</i>								
Glass: Single Pane	1%			LIFE	**	5	\$3,300	
Masonry: Brick	5%			LIFE	**			
Travertine Panels	15%			LIFE	**			
Plaster	35%			LIFE	**	5	\$45,900	
<b>Ceilings</b>								
AcousTileConcealSpLn	15%			2032	**	5	\$48,300	
AcousTileSusp.Lay-In	10%			2040	**	5	\$25,800	
Gypsum Board	5%			LIFE	**	5	\$16,100	
Metal Panel	25%			LIFE	**	5	\$80,600	
Plaster	35%			LIFE	**	5	\$56,400	
Plaster	10%			LIFE	**	5	\$16,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Foyer</i>								
<i>Explanation : Gold Leafed Ceiling</i>								

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**LINCOLN CTR. FOR PERFORMING ARTS DAVID H. KOCH THEATRE**

**Asset # : 2811**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2027	\$43,800	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room - Sub-Basement</i>								
<i>Explanation : Two 6000 Ampere And Two 1500 Ampere Main Disconnect Switches</i>								
<b>Transformers</b>								
Dry Type	100%			2025	\$16,500	5	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sub - Basement Electrical Room</i>								
<i>Explanation : One 150 Kilovolt-ampere 208 Pri - 480 Sec</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	90%			2027	\$183,400	5	\$1,000	
Fused Disc Sw	10%			2053	**	5	\$100	
<b>Raceway</b>								
Conduit	80%			2027	\$187,800	1		
Conduit	20%			2053	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2026	\$14,000	5	\$600	
Molded Case Bkrs	80%			2026	\$112,200	5	\$5,200	
Molded Case Bkrs	10%			2049	**	5	\$700	
<b>Wiring</b>								
Thermoplastic	90%			2027	\$211,900	1		
Thermoplastic	10%			2053	**	1		
<b>Motor Controllers</b>								
Locally Mounted	30%			2040	**	5	\$500	
Variable Frequency Drive	70%			2047	**			
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$3,600	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2044	**	1	\$76,100	
<b>Generators</b>								
Diesel	100%			2040	**	1	\$95,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Loading Dock</i>								
<i>Explanation : One 280 Kilovolt-ampere</i>								
<b>Batteries</b>								
Lead/Acid	100%			2022	\$1,600	5	\$9,200	
<b>Fuel Storage</b>								
Main Tank	100%			2062	**	5	\$7,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Loading Dock</i>								
<i>Explanation : One 275 Gallon Tank</i>								

**Lighting**

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**LINCOLN CTR. FOR PERFORMING ARTS DAVID H. KOCH THEATRE**

**Asset # : 2811**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	35%			2032	**	10	\$81,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	10%			2022	\$263,900	10	\$23,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
Incandescent	50%			2022	\$1,319,700	2	\$2,800	
LED	5%			2037	**			
<b>Egress Lighting</b>								
Emergency, Service	10%			2022	\$13,000	1		
Emergency, Service	35%			2032	**	1		
Emergency, Service	5%			2037	**	1		
Emergency, Service	10%			2037	**	1		
Emergency, Battery	10%			2027	\$35,600	10	\$6,100	
Exit, Service	30%			2027	\$11,300	1		
<b>Exterior Lighting</b>								
HID	100%			2027	\$974,300	10	\$800	
<b>Alarm</b>								
<b>Security System</b>								
No Component	95%							
Generic	5%			2035	**	1	\$4,600	
<b>Fire/Smoke Detection</b>								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$15,200	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Utility Steam	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam From Con Eddison</i>								
<b>Conversion Equipment</b>								
Pres. Reducing Valve/LP Steam	100%	0-2	\$3,300	2030	\$163,500	5	\$7,500	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Sub-Basement Steam Room</i>								
<i>Explanation : The Pneumatic Control Board Needs To Be Upgraded</i>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**LINCOLN CTR. FOR PERFORMING ARTS DAVID H. KOCH THEATRE**

**Asset # : 2811**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Distribution</b>								
Central Plant Steam Piping/Pmp	100%	Now	\$83,600	2037	**	4	\$12,500	
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1 Vacuum Pump Bearing Worn Out, Sub-Basement</i>								
<b>Terminal Devices</b>								
Air Handler	100%			2032	**	1	\$156,400	
<b>Air Conditioning</b>								
<b>Energy Source</b>								
District Chilled Water	90%			2047	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Chilled Water From Central Mechanical Plant</i>								
Electricity	10%			2043	**	1		
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	90%			2036	**	1	\$246,300	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Basement Of Garage</i>								
<i>Explanation : Located In Central Mechanical Plant</i>								
Interior Pkg Unit - Cooling	5%			2025	\$461,600	2	\$800	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : 5th Floor</i>								
Exterior Pkg Unit - Cooling	5%			2032	**	2	\$800	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	90%			2037	**	4	\$16,800	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Basement Of Garage</i>								
<i>Explanation : Located In Central Mechanical Plant</i>								
No Component	10%							
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	90%			2032	**	1	\$140,700	
No Component	10%							
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	5%			2027	\$24,900	2	\$8,800	
No Component	95%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%	4+	\$113,800	LIFE	**	2-5	\$141,000	
<i>Needs Cleaning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**LINCOLN CTR. FOR PERFORMING ARTS DAVID H. KOCH THEATRE**

**Asset # : 2811**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ventilation</b>								
Exhaust Fans								
Interior	100%			2035	**	2	\$7,700	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Electric	100%			2026	\$217,500	4	\$2,200	
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Steam Room</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Steam Room</i>					
			<i>Explanation : There Is No Storage Tank</i>					
HW Heat Exchanger								
Steam Fired	100%	Now	\$19,700	2037	**	4	\$25,000	
			<i>Not in Service, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : 1 Unit, Steam Room</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$36,800	4	\$5,200	
Sewage Ejector(s)								
Electric	100%			2032	**	4	\$9,800	
Backflow Preventer								
Generic	100%			2032	**	1	\$15,500	
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	90%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 90%</i>					
			<i>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</i>					
			<i>Explanation : 9 Units</i>					
Hydraulic	10%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : 1 Unit From 1st To 2nd Floor</i>					
			<i>Explanation : 1 Unit</i>					
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2037	**	1-5	\$127,500	
Sprinkler								
Generic	100%			2037	**	1-2	\$70,800	
Fire Pump								
Not Accessible	100%							

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

Asset Name : LINCOLN CTR. FOR PERFORMING ARTS PLAZA AND GARAGE  
 Address : 140 WEST 65TH ST.  
 Borough : MANHATTAN Agency's Number : N/A  
 Program / Asset # : DCA0034.000 / 3006 Yr Built/Renovated : 1965 / 2008  
 Area Sq Ft : 370,000 Project Type : CULTURAL AFFAIRS  
 Date of Survey : 06-Apr-2016 Landmark Status : NONE  
 Areas Surveyed : Basement, Sub Basement, Roof, Floors 1  
 Block : 1134 Lot : 1 BIN : 1081023

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$3,010,300	\$1,429,700
Interior Architecture	\$4,878,900	\$384,900
Electrical	\$390,700	\$1,851,900
Mechanical	\$192,100	\$826,100
<b>Total</b>	<b>\$8,472,000</b>	<b>\$4,492,600</b>
Importance Code A	\$3,202,400	\$1,429,700
Importance Code B	\$3,370,100	\$2,897,000
Importance Code C	\$1,899,600	\$165,900
<b>Total</b>	<b>\$8,472,000</b>	<b>\$4,492,600</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$9,000
Interior Architecture		\$23,800	\$2,000	
Electrical	\$40,000	\$32,000	\$31,800	\$30,300
Mechanical	\$42,800	\$10,300	\$47,000	\$14,100
<b>Total</b>	<b>\$82,800</b>	<b>\$66,000</b>	<b>\$80,800</b>	<b>\$53,300</b>
Importance Code A		\$2,600		\$10,000
Importance Code B	\$82,800	\$63,400	\$80,800	\$43,400
Importance Code C				
<b>Total</b>	<b>\$82,800</b>	<b>\$66,000</b>	<b>\$80,800</b>	<b>\$53,300</b>



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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Metal Rail	5%			2044	**	5-10	\$14,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 62nd Street Drive Entrance</i>								
<i>Explanation : Recent Install Of Roof Deck</i>								
Marble Panels	35%	0-2	\$81,600	LIFE	**	5	\$6,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Planter Locations Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Plaza Area Above Garage</i>								
<i>Explanation : Travertine Marble Planters Are Integral With Roof Assembly</i>								
No Component	60%							
Roof								
Paver: Asphalt	35%	0-2	\$428,900	2030			\$1,429,700	
<i>Broken Paver Blocks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Concrete Pavers Proximate To Bandshell</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mortar Joints</i>								
Plaza Roof: Stone Panels	35%			2047	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Proximate To Courtyard With Fountain</i>								
<i>Explanation : Recent Replacement</i>								
Plaza Roof: Stone Panels	25%	0-2	\$2,499,800	2057	**			
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mortar Joints</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Park Plaza Roof Leaking Through Expansion Joint Into Garage Below</i>								
Plaza Roof: Stone Panels	5%			2053	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 62nd Street Drive Entrance</i>								
<i>Explanation : Recent Install</i>								
Interior								
Floors								
Asphalt Macadam	5%			2040	**	5	\$13,600	
Asphalt Macadam	15%	Now	\$172,200	2032	**	5	\$20,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Expansion Joint - 62nd Street Ramp</i>								
Asphalt Macadam	70%			2032	**	5	\$190,100	
Traffic Topping	7%			2032	**	5	\$47,500	
Vinyl Tile	3%			2032	**	3	\$6,100	

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

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**LINCOLN CTR. FOR PERFORMING ARTS PLAZA AND GARAGE**

**Asset # : 3006**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	25%	0-2	\$1,899,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Vehicular Ramp From Blue To Red</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Expansion Joints</i>								
Concrete Masonry Unit	72%			LIFE	**	5	\$165,900	
Gypsum Board	3%			LIFE	**	5	\$10,400	
<b>Ceilings</b>								
Exposed Concrete	90%	Now	\$2,050,100	LIFE	**	5	\$76,400	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Section G2 And 62nd Street Ramp</i>								
Gypsum Board	3%			LIFE	**	5	\$20,400	
Metal Panel	7%	Now	\$662,000	LIFE	**	5	\$47,500	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : 63rd Street Drive</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	40%			2027	\$15,400	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Red And Blue Section</i>								
<i>Explanation : One 2500 Amperes And 2000 Amperes Main Disconnect Switch Red And Blue Garage</i>								
Fused Disc Sw	40%			2027	\$15,400	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amperes And 1200 Amperes Main Disconnect Switch For Yellow And Green Section</i>								
Molded Case Bkrs	20%			2047	**	5	\$1,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amperes Main Disconnect Switch For Prominent Area</i>								
<b>Transformers</b>								
Dry Type	100%			2044	**	5	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Kilovolt-ampere 480/277hv - 208/120lv And One 112.5 Kilovolt-ampere, 480/277hv - 208/120lv</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	90%			2027	\$183,400	5	\$1,400	
Molded Case Bkrs	10%			2047	**	5	\$1,000	

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**LINCOLN CTR. FOR PERFORMING ARTS PLAZA AND GARAGE**

**Asset # : 3006**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
<b>Raceway</b>								
	Conduit	70%			2027	\$32,800	1	
	Conduit	30%			2047	**	1	
<b>Panelboards</b>								
	Fused Disc Sw	10%			2049	**	5	\$900
	Molded Case Bkrs	50%			2026	\$62,300	5	\$4,900
	Molded Case Bkrs	40%			2043	**	5	\$3,900
<b>Wiring</b>								
	Braided Cloth	50%	2-4	\$51,400	2052	**	1	
			<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
	Thermoplastic	20%			2037	**	1	
	Thermoplastic	30%			2047	**	1	
<b>Motor Controllers</b>								
	Locally Mounted	100%			2040	**	5	\$2,500
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	100%			LIFE	**	5	\$5,400
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
	Automatic	100%			2040	**	1	\$113,800
<b>Generators</b>								
	Diesel	100%			2036	**	1	\$143,300
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : One 800 Kilowatts</i>					
<b>Batteries</b>								
	Lead/Acid	100%			2021	\$1,600	5	\$13,700
<b>Fuel Storage</b>								
	Main Tank	100%			2055	**	5	\$10,900
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : 1,000 Gallons Capacity</i>					
<b>Lighting</b>								
<b>Interior Lighting</b>								
	Fluorescent	100%			2032	**	10	\$339,400
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T- 8 Lamps</i>					
<b>Egress Lighting</b>								
	Emergency, Service	65%			2032	**	1	
	Emergency, Battery	5%			2027	\$26,000	10	\$4,500
	Exit, LED	10%			2062	**	1	
	Exit, Service	20%			2027	\$20,800	1	
<b>Exterior Lighting</b>								
	HID	100%			2027	\$1,456,700	10	\$1,100

**Alarm**

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**LINCOLN CTR. FOR PERFORMING ARTS PLAZA AND GARAGE**

**Asset # : 3006**

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

**Alarm**

Security System								
No Component	90%							
Generic	10%			2027	\$116,700	1	\$13,800	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$22,800	

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

**Heating**

Energy Source								
Electricity	3%			2047	**	1		
No Component	97%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : West Fan Room, Sub-Basement</i>								
<i>Explanation : 1 Gas Fired Steam Boiler Supplying The Bandshell Only</i>								
Conversion Equipment								
Radiant Heater	3%			2022	\$192,100	2	\$5,200	
<i>Other Observation, Extent : Light, Area Affected : 3%</i>								
<i>Location : Cashier Office</i>								
<i>Explanation : 1 Unit</i>								
No Component	97%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : West Fan Room, Sub-Basement</i>								
<i>Explanation : 1 Gas Fired Steam Boiler For The Bandshell Only</i>								

**Air Conditioning**

Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	3%			2021	\$22,600	1		
<i>Other Observation, Extent : Light, Area Affected : 3%</i>								
<i>Location : Cashier Office</i>								
<i>Explanation : 1 Unit</i>								
No Component	97%							

**Ventilation**

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$206,300	
Exhaust Fans								
Interior	50%			2027	\$642,600	2	\$5,700	
Interior	50%			2035	**	2	\$5,700	

**Plumbing**

H/C Water Piping								
Brass/Copper	5%			2037	**	1		
No Component	95%							

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**DEPARTMENT OF CULTURAL AFFAIRS - 126  
LINCOLN CTR. FOR PERFORMING ARTS PLAZA AND GARAGE**

**Asset # : 3006**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Plumbing	Water Heater							
	Electric	5%			2026	\$15,900	4	\$200
			<i>Other Observation, Extent : Light, Area Affected : 1%</i>					
			<i>Location : West Fan Room, Sub-Basement</i>					
			<i>Explanation : 1 Gas Fired Water Heater For The Bandshell Only</i>					
	No Component	95%						
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)	Non-Submersible	100%			2032	**	4	\$7,800
Sewage Ejector(s)	Compressed Air	100%			2037	**	4	\$5,600
Backflow Preventer	Generic	100%			2027	\$91,800	1	\$22,700
Fixtures	Generic	100%						
Fire Suppression	Sprinkler							
	Generic	100%			2037	**	1-2	\$103,600

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : LOUIS ARMSTRONG HOUSE MUSEUM  
**Address** : 34-56 107 STREET  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DCA0046.000 / 14805 **Yr Built/Renovated** : 1910 / 2005  
**Area Sq Ft** : 3,000 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 15-Jun-2017 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 1748 **Lot** : 36 **BIN** : 4043494

**CAPITAL**

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$800
Interior Architecture	\$2,600	\$300		\$2,600
Electrical	\$100	\$100	\$34,300	\$100
Mechanical	\$500	\$400	\$3,000	\$600
<b>Total</b>	<b>\$3,200</b>	<b>\$800</b>	<b>\$37,300</b>	<b>\$4,200</b>
Importance Code A	\$100	\$100	\$200	\$1,000
Importance Code B	\$3,000	\$700	\$37,100	\$3,200
Importance Code C				
<b>Total</b>	<b>\$3,200</b>	<b>\$800</b>	<b>\$37,300</b>	<b>\$4,200</b>



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**LOUIS ARMSTRONG HOUSE MUSEUM**  
**Asset # : 14805**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Exterior</b>								
<b>Exterior Walls</b>								
	Masonry: Brick	90%			LIFE	**	5	\$5,200
	Masonry: Marble	1%			LIFE	**	5	
	Stucco Cement	9%			2045	**	5	\$1,300
<b>Windows</b>								
	Aluminum	100%			2050	**	5	\$500
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Windows</i>								
<i>Explanation : Exterior Wood Trims Around Windows Peeling Paint/worn/eroded</i>								
<b>Parapets</b>								
	Masonry: Brick	80%			LIFE	**	5	\$500
	Metal Panel	5%			2054	**	5	\$100
	Pre-Cast Concrete	10%			LIFE	**	5	\$400
	Wood Cornice	5%			2054	**	5-10	\$400
<b>Roof</b>								
	Modified Bitumen	90%			2036	**	10	\$3,600
	Panel/Paver: Cer/Brk	10%			2054	**	10	\$500
<b>Interior</b>								
<b>Floors</b>								
	Carpet	80%			2027	\$73,000	3	\$10,100
	Ceramic Tile	10%			2037	**	5	\$600
	Vinyl Tile	10%			2033	**	3	\$300
<b>Interior Walls</b>								
	Gypsum Board	35%			LIFE	**	5	\$1,900
	Plaster	60%			LIFE	**	5	\$1,600
	Wood	5%			LIFE	**	5	\$1,800
<b>Ceilings</b>								
	Glass: Susp Panels	5%			LIFE	**		
	Gypsum Board	35%			LIFE	**	5	\$2,800
	Plaster	60%			LIFE	**	5	\$2,400
<b>Site Enclosure</b>								
<b>Free Standing Walls</b>								
	Masonry: Brick	100%			2054	**		
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
	Cast in Place Concrete	100%			2045	**		
<b>On-Site Walkways</b>								
	Cast in Place Concrete	20%			2045	**		
	Pavers/Stone	80%			2041	**		

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
	Molded Case Bkrs	100%			2048	**	5	\$100

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**LOUIS ARMSTRONG HOUSE MUSEUM**  
**Asset # : 14805**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Under 600 Volts								
Raceway								
	Conduit	100%			2048	**	1	
Panelboards								
	Fused Disc Sw	5%			2044	**	5	
	Molded Case Bkrs	95%			2044	**	5	\$100
Wiring								
	Thermoplastic	100%			2048	**	1	
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	
Lighting								
Interior Lighting								
	Fluorescent	20%			2033	**	10	\$600
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	Incandescent	80%			2023	\$33,000	2	\$100
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 1st &amp; 2nd Floor</i>							
	<i>Explanation : All Decorative And Chandellier Lighting Fixtures</i>							
Egress Lighting								
	Emergency, Battery	80%			2033	**	10	\$600
	Exit, Service	20%			2033	**	1	
Exterior Lighting								
	Incandescent	100%			2033	**	2	
Alarm								
Security System								
	No Component	70%						
	Generic	30%			2033	**	1	\$300
Fire/Smoke Detection								
	No Component	70%						
	Generic, Digital	30%			2033	**	1-3	\$600

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Heating								
Energy Source								
	Natural Gas	100%			2054	**	1	
Conversion Equipment								
	Hot Water Boiler	100%			2041	**	1	\$1,500
Distribution								
	Hot Wtr Piping/Pump	100%			2044	**	4	\$100
Terminal Devices								
	Convactor/Radiator	100%			2041	**	1	\$1,000
Air Conditioning								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**LOUIS ARMSTRONG HOUSE MUSEUM**  
**Asset # : 14805**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Energy Source</b>								
	Electricity	100%			2050	**	1	
<b>Conversion Equipment</b>								
	Exterior Pkg Unit - Cooling	35%			2033	**	2	\$100
	Window/Wall Unit	65%			2026	\$4,300	1	
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$1,700
<b>Exhaust Fans</b>								
	Interior	35%			2033	**	2	
	Roof	65%			2033	**	2	\$100
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%			2048	**	1	
<b>Water Heater</b>								
	Gas Fired	100%			2023	\$1,900	2	
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>								
	Plastic/PVC	100%			2041	**	1	
<b>Sump Pump(s)</b>								
	Non-Submersible	100%			2028	\$500	4	\$100
<b>Backflow Preventer</b>								
	Generic	100%			2033	**	1	\$200
<b>Fixtures</b>								
	Generic	100%						
<b>Fire Suppression</b>								
<b>Standpipe</b>								
	Generic	100%			2048	**	1-5	\$1,600
<b>Sprinkler</b>								
	Generic	100%			2048	**	1-2	\$800

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : METROPOLITAN MUSEUM OF ART ELECTRICAL SYSTEM  
**Address** : 5TH AVE AND 82ND STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DCA0001.ELE / 4163 **Yr Built/Renovated** : 1880 / 2001  
**Area Sq Ft** : 1,705,221 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 16-May-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Electrical	\$974,300	\$17,408,700
<b>Total</b>	<b>\$974,300</b>	<b>\$17,408,700</b>
Importance Code A		\$56,600
Importance Code B	\$974,300	\$17,352,100
<b>Total</b>	<b>\$974,300</b>	<b>\$17,408,700</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Electrical	\$314,500	\$304,900	\$267,700	\$300,400
Elevators/Escalators	\$148,200	\$148,200	\$148,200	\$148,200
<b>Total</b>	<b>\$462,700</b>	<b>\$453,100</b>	<b>\$415,900</b>	<b>\$448,600</b>
Importance Code A	\$1,400		\$3,400	\$2,300
Importance Code B	\$461,300	\$453,100	\$412,500	\$446,300
<b>Total</b>	<b>\$462,700</b>	<b>\$453,100</b>	<b>\$415,900</b>	<b>\$448,600</b>



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



**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART ELECTRICAL SYSTEM**

**Asset # : 4163**

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Over 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	25%			2048	**	3	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Garage Electrical Room</i>								
<i>Explanation : Cutout Switch Rated At 600 Amperes And 4,160 Volts</i>								
Fused Disc Sw	25%			2048	**	3	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : South Garage Electrical Room</i>								
<i>Explanation : Cutout Switch Rated At 600 Amperes And 4,160 Volts</i>								
Fused Disc Sw	25%			2048	**	3	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Building K - Basement Electrical Room</i>								
<i>Explanation : Cutout Switch Rated At 600 Amperes And 4,160 Volts</i>								
Fused Disc Sw	25%			2038	**	3	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Building M - Electrical Room</i>								
<i>Explanation : Cutout Switch Rated At 600 Amperes And 4,160 Volts</i>								
<b>Transformers</b>								
Dry Type	25%			2045	**	3	\$3,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Garage Electrical Room</i>								
<i>Explanation : One 1,500 Kilovolt-ampere And One 1,000 Kilovolt-ampere, 4,160/480/277 Volts</i>								
Dry Type	25%			2041	**	3	\$2,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : South Garage Electrical Room</i>								
<i>Explanation : 2- 2,500 Kilovolt-ampere, 4,160/ 480/277 Volts</i>								
Dry Type	25%			2033	**	3	\$3,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Building M - Electrical Room</i>								
<i>Explanation : One 1,500 Kilovolt-ampere And One 1,000 Kilovolt-ampere, 4160/480/277 Volts</i>								
Dry Type	25%			2041	**	3	\$2,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Building K - Basement Electrical Room</i>								
<i>Explanation : 1- 2,500 Kilovolt-ampere, 4,160/480/277 Volts</i>								
<b>Feeders</b>								
Cable	75%			2044	**	1		
Cable	25%			2036	**	1		
<b>Raceway</b>								
Conduit	75%			2048	**	1		
Conduit	25%			2038	**	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**  
**METROPOLITAN MUSEUM OF ART ELECTRICAL SYSTEM**

**Asset # : 4163**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
	Air Circuit Breaker	25%			2028	\$35,400	5	\$2,200
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : D- Wing Electrical Room</i>						
		<i>Explanation : 2- 4000 Amperes Main Service Disconnects Serving H, A , B , C Wings</i>						
	Fused Disc Sw	25%			2054	**	5	\$1,800
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : North Garage Electrical Room</i>						
		<i>Explanation : Main Disconnect Switches Rated 1- 6000, 2- 4000 Amperes For American Wing And Sackler Wing</i>						
	Fused Disc Sw	15%			2028	\$21,200	5	\$1,100
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : X- Wing Electrical Room</i>						
		<i>Explanation : Main Service Disconnect Switches Rated At 2- 4000, 1- 3000 Amperes For C- Wing And D- Wing</i>						
	Fused Disc Sw	10%			2048	**	5	\$700
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : X- Wing Electrical Room</i>						
		<i>Explanation : Main Service Disconnect Switches Rated At 2- 2000 Amperes</i>						
	Fused Disc Sw	25%			2048	**	5	\$1,800
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : South Garage Electrical Room</i>						
		<i>Explanation : Main Service Disconnect Switches Rated At 2- 4000 Amperes And 1- 3000 Amperes Serving E, H, F, G Wings</i>						
<b>Transformers</b>								
	Dry Type	60%			2026	\$1,983,300	5	\$3,800
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Mechanical Rooms</i>						
		<i>Explanation : 5- 30 Kilovolt-ampere, 480/120 Volts</i>						
	Dry Type	10%			2045	**	5	\$600
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Building M - Electrical Room</i>						
		<i>Explanation : 1- 500 Kilovolt-ampere, 480/120 Volts</i>						
	Dry Type	30%			2041	**	5	\$1,900
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : X- Wing Electrical Room</i>						
		<i>Explanation : 2- 150 Kilovolt-ampere, 480/277/120 Volts</i>						
<b>Switchgear / Switchboard</b>								
	Air Circuit Breaker	25%			2028	\$249,600	5	\$2,200
	Fused Disc Sw	15%			2048	**	5	\$1,100
	Fused Disc Sw	25%			2054	**	5	\$1,800
	Fused Disc Sw	35%			2028	\$349,400	5	\$2,600
<b>Raceway</b>								
	Conduit	30%			2038	**	1	
	Conduit	50%			2028	\$575,000	1	
	Conduit	10%			2054	**	1	
	Conduit	10%			2048	**	1	

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART ELECTRICAL SYSTEM**

**Asset # : 4163**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Under 600 Volts								
Panelboards								
	Fused Disc Sw	5%			2044	**	5	\$2,000
	Fused Disc Sw	5%			2027	\$34,300	5	\$2,000
	Molded Case Bkrs	15%			2044	**	5	\$6,700
	Molded Case Bkrs	25%			2036	**	5	\$11,200
	Molded Case Bkrs	50%			2027	\$343,400	5	\$22,400
Wiring								
	Braided Cloth	20%	2-4	\$230,700	2053	**	1	
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout Old Sections Of The Museum Complex</i>							
	Thermoplastic	30%			2038	**	1	
	Thermoplastic	10%			2054	**	1	
	Thermoplastic	30%			2028	\$346,000	1	
	Thermoplastic	10%			2048	**	1	
Motor Controllers								
	Locally Mounted	5%			2026	\$299,500	5	\$600
	Motor Control Center	10%			2026	\$598,900	5	\$4,600
	Variable Frequency Drive	20%			2041	**		
	Variable Frequency Drive	65%			2045	**		
Ground								
Grounding Devices								
	Not Accessible	50%						
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : North Garage Electrical Room</i>							
	<i>Explanation : Connected To The Building Foundation</i>							
	Generic	50%			LIFE	**	5	\$12,500
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : X - Building - Basement</i>							
	<i>Explanation : Connected To Metal Water Pipe</i>							
Stand-by Power								
Transfer Switches								
	Automatic	90%			2041	**	1	\$472,200
	Automatic	10%			2045	**	1	\$52,500
Generators								
	Diesel	100%			2037	**	1	\$660,400
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 4- 750 Kilovolt-ampere Diesel Generators</i>							
Batteries								
	Lead/Acid	100%			2022	\$1,700	5	\$63,200

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART ELECTRICAL SYSTEM**

**Asset # : 4163**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
<b>Fuel Storage</b>								
Day Tank	50%			2044	**	5	\$166,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4- 275 Gallons Capacity Tanks</i>								
Main Tank	25%			2056	**	5	\$13,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : South Garage</i>								
<i>Explanation : 3000 Gallons Capacity Tank</i>								
Main Tank	25%			2031	**	5	\$13,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Garage</i>								
<i>Explanation : 3000 Gallons Capacity Tank</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	10%			2033	**	10	\$165,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices, Hallways</i>								
Fluorescent	25%			2033	**	10	\$412,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Storage, Offices</i>								
Fluorescent	5%			2033	**	10	\$82,500	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices, Hallways</i>								
Incandescent	50%			2028	\$12,379,000	2	\$20,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Galleries And Exhibits</i>								
<i>Explanation : Track Lights</i>								
LED	10%			2033	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Galleries And Exhibits</i>								
<i>Explanation : LED Light Fixtures</i>								
<b>Egress Lighting</b>								
Emergency, Service	49%			2033	**	1		
Emergency, Battery	1%			2033	**	10	\$4,300	
Exit, LED	30%			2056	**	1		
Exit, Service	20%			2028	\$110,200	1		
<b>Exterior Lighting</b>								
LED	20%			2036	**			
No Component	80%							
<b>Lightning Protection</b>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART ELECTRICAL SYSTEM**

**Asset # : 4163**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lightning Protection</b>								
Arresters/Cabling								
No Component	70%							
Generic	30%			2031	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : A, B, C Wings</i>								
<i>Explanation : Copper</i>								
<hr/>								
<b>Alarm</b>								
Security System								
No Component	35%							
Generic	65%			2033	**	1	\$414,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Public Spaces</i>								
<i>Explanation : CCTV Surveillance Camera System And Intrusion Alarm System</i>								
<hr/>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2033	**	1-3	\$1,082,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Alarm Bells, Strobe Lights, Manual Pull Stations And Horns. Maintained By Private Contractor</i>								
<hr/>								

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : METROPOLITAN MUSEUM OF ART SECTION ESDA  
**Address** : 5TH AVE AND 82ND STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DCA0001.U00 / 2308 **Yr Built/Renovated** : 1990 /  
**Area Sq Ft** : 160,236 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 20-May-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 1111 **Lot** : 1 **BIN** : 1083810

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$742,400	\$418,100
Interior Architecture		\$434,000
Mechanical	\$2,886,100	\$4,606,300
<b>Total</b>	<b>\$3,628,500</b>	<b>\$5,458,400</b>
Importance Code A	\$832,700	\$418,100
Importance Code B	\$2,795,800	\$4,822,200
Importance Code C		\$218,200
<b>Total</b>	<b>\$3,628,500</b>	<b>\$5,458,400</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$34,100		\$1,600	
Interior Architecture	\$88,400	\$6,000	\$22,500	\$1,440,600
Mechanical	\$117,800	\$74,500	\$108,100	\$74,400
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
<b>Total</b>	<b>\$258,100</b>	<b>\$98,200</b>	<b>\$149,900</b>	<b>\$1,532,800</b>
Importance Code A	\$35,700	\$1,600	\$3,200	\$1,600
Importance Code B	\$222,400	\$96,700	\$146,800	\$1,531,200
Importance Code C				
<b>Total</b>	<b>\$258,100</b>	<b>\$98,200</b>	<b>\$149,900</b>	<b>\$1,532,800</b>



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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART SECTION ESDA**

**Asset # : 2308**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	25%	Now	\$22,100	LIFE	**	5	\$14,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mechanical Penthouse</i>								
Stucco Cement	10%			2041	**	5	\$23,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Is An Eifs Assembly</i>								
Window Wall	65%			2048	**	5	\$230,800	
Windows								
Aluminum	100%			2036	**	5	\$300	
Parapets								
Masonry: Limestone	15%			LIFE	**	5	\$1,500	
Metal Panel	10%			2048	**	5	\$3,100	
Metal Rail	75%	0-2	\$36,700	2041	**	5	\$43,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	75%			2033	**	10	\$73,000	
<i>Blisters, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
Skylight, Plastic	5%			2041	**	1		
Sloped Glazing	20%	Now	\$517,300	LIFE	**	5	\$259,600	
<i>Condensation Present, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Above Sculpture Court</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Above Sculpture Court</i>								
Interior								
Floors								
Carpet	40%			2024	\$1,389,700	3	\$191,900	
Ceramic Tile	5%			2037	**	5	\$12,000	
Granite Panels	10%			LIFE	**	5	\$18,000	
Marble Panels	20%			LIFE	**	5	\$36,000	
Terrazzo	5%			LIFE	**	5	\$9,400	
Vinyl Tile	10%			2033	**	3	\$12,000	
Wood	10%			2043	**	5	\$45,000	
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	**			

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART SECTION ESDA**

**Asset # : 2308**

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

## Interior

## Ceilings

AcousTileConcealSpLn	5%			2041	**	5	\$15,000	
AcousTileSusp.Lay-In	25%			2041	**	5	\$60,000	
Exposed Concrete	10%			LIFE	**	5	\$3,700	
Gypsum Board	60%			LIFE	**	5	\$179,900	

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

## Heating

## Energy Source

Utility Steam	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement D Channel</i>								
<i>Explanation : Steam Provided By Con Edison</i>								

## Conversion Equipment

Heat Exchanger, Plate & Frame	20%			2031	**	1	\$15,800	
Pres. Reducing Valve/LP Steam	80%	Now	\$90,200	2043	**	5	\$3,800	
<i>Leak Evident, Extent : Severe, Area Affected : 3%</i>								
<i>Location : PRV Station, Mechanical Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Steam Room</i>								
<i>Explanation : On Extended Life Time</i>								

## Distribution

Hot Wtr Piping/Pump	20%	Now	\$2,700	2036	**	4	\$1,600	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Central Plant Steam Piping/Pmp	80%	Now	\$230,600	2038	**	4	\$6,300	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Areas</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Areas</i>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART SECTION ESDA**

**Asset # : 2308**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Terminal Devices								
Air Handler	70%	Now	\$33,500	2028	\$1,676,500	1	\$62,400	
<i>Corroded, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Drip Pans Rusted Causing Water Leaks. Mechanical Equipment Room</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coil Connections, Ground Floor Mechanical Room</i>								
Convector/Radiator	10%			2026	\$91,200	1	\$5,200	
Fan Coil Unit/Heat	20%			2023	\$510,200	1	\$10,400	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2024	\$1,927,500	1	\$173,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : AC Room</i>								
<i>Explanation : 2 Units. R-123 Refrigerant</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$20,800	2038	**	4	\$7,900	
<i>Corroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Areas</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2028	\$1,910,200	1	\$99,100	
Heat Rejection								
Water Cooling Tower	100%			2026	\$646,400	2	\$161,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%	Now	\$78,500	LIFE	**	2-5	\$89,300	
<i>Faulty Air Intake, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Louvers. Various Areas</i>								
<i>Unbalanced System, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Air Dampers Are Not Working Properly, Various Areas</i>								
Exhaust Fans								
Interior	40%			2028	\$242,400	2	\$2,000	
Roof	60%			2033	**	2	\$2,900	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Electric	10%			2026	\$15,000	4	\$100	
No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Hot Water Comes From W Wing</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART SECTION ESDA**

**Asset # : 2308**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)	Non-Submersible	100%	Now	\$26,000	2038	**	4	\$3,400
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Lower Level Of Basement</i>								
Sewage Ejector(s)	Electric	100%	Now	\$49,100	2038	**	4	\$6,400
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lower Level Of Basement</i>								
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								
<b>Elevators</b>								
	Geared Traction	90%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : 2 Units From B, G, 1, M, 4, 5E, 5W, 1 Freight Unit From G, 1, M, 2, 3, 4, Roof</i>								
<i>Explanation : 4 Units</i>								
	Hydraulic	10%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Sub-Basement -G</i>								
<i>Explanation : 1 Unit</i>								
<b>Fire Suppression</b>								
<b>Standpipe</b>								
	Generic	100%			2038	**	1-5	\$80,800
<b>Sprinkler</b>								
	No Component	80%						
	Generic	20%			2048	**	1-2	\$9,000
<b>Chemical System</b>								
	Generic	100%			2023	\$29,700	1-3	\$3,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

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

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

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

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : METROPOLITAN MUSEUM OF ART WING A  
**Address** : 5TH AVE AND 82ND STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DCA0001.A00 / 2304 **Yr Built/Renovated** : 1880 /  
**Area Sq Ft** : 87,922 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 17-May-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1111 **Lot** : 1 **BIN** : 1083810

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$13,160,500	\$1,069,300
Interior Architecture	\$197,000	\$9,682,300
Mechanical	\$2,713,500	\$1,280,600
<b>Total</b>	<b>\$16,071,000</b>	<b>\$12,032,200</b>
Importance Code A	\$13,222,400	\$1,069,300
Importance Code B	\$2,848,600	\$1,334,000
Importance Code C		\$9,628,900
<b>Total</b>	<b>\$16,071,000</b>	<b>\$12,032,200</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$67,300	\$1,200	\$4,400	\$1,300
Interior Architecture	\$23,000			\$26,800
Mechanical	\$139,800	\$12,100	\$32,300	\$14,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$238,000</b>	<b>\$21,200</b>	<b>\$44,500</b>	<b>\$50,800</b>
Importance Code A	\$67,300	\$1,200	\$4,400	\$3,900
Importance Code B	\$170,700	\$20,000	\$40,200	\$33,200
Importance Code C				\$13,600
<b>Total</b>	<b>\$238,000</b>	<b>\$21,200</b>	<b>\$44,500</b>	<b>\$50,800</b>



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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING A**  
**Asset # : 2304**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$1,700	
Copper/Terne	15%			2048	**	10	\$6,300	
Masonry: Brick	70%	Now	\$85,900	LIFE	**	5	\$12,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Courtyard</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Courtyard</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Courtyard</i>								
Windows								
Metal Louvers	15%			2024	\$1,100	10	\$200	
Steel	85%			2027	\$11,200	5	\$2,400	
Parapets								
Masonry: Brick	65%	Now	\$31,500	LIFE	**	5	\$2,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Courtyard</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Inner East And West Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Inner East Facade - Section A1, A2</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Inner East Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Step Flash Connections, South Facade - Section A3</i>								
Masonry: Limestone	5%	0-2	\$2,200	LIFE	**	5	\$200	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping Stone</i>								
Metal Rail	30%	Now	\$6,700	2033	**	5	\$7,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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 A**  
**Asset # : 2304**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
IRMA/Protected Membrane	5%			2033	**	10	\$4,400	
Metal Panel	35%	Now	\$48,800	2026	\$488,200			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Ridge</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Original Monel Panels. Beyond Their Useful Life</i>								
Modified Bitumen	10%	Now	\$26,800	2033	**			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Section Of Roof Near West Parapet</i>								
Sloped Glazing	45%	Now	\$13,025,700	LIFE	**	5	\$523,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout Attic Space</i>								
<i>Condensation Present, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Attic Spaces</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Mullions And Structural Support</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Attic Spaces, Section A2</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Attic Spaces</i>								
<i>Explanation : This Roof Is Actually Corrugated Glazing. Original Material And Beyond Its Useful Life</i>								
Sloped Glazing	5%			LIFE	**	5	\$58,100	
Interior								
Floors								
Carpet	20%			2027	\$381,300	3	\$52,600	
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	\$197,000	2043	**	5	\$24,700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Exhibit Areas</i>								
Interior Walls								
Fabric on Framing	20%			2029	\$9,465,100	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	

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING A**  
**Asset # : 2304**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2041	**	5	\$19,700	
Glass: Susp Panels	20%			LIFE	**			
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Pebble Blasted Glass</i>								
Plaster	65%			LIFE	**	5	\$53,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement D Channel</i>								
<i>Explanation : Steam Provided By Con Edison</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2024	\$61,900	5	\$5,200	
Distribution								
Hot Wtr Piping/Pump	10%	Now	\$700	2027	\$14,600	4	\$400	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
Central Plant Steam Piping/Pmp	90%	Now	\$427,100	2038	**	4	\$3,900	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Bms And Pneumatic Control System</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Areas</i>								
Terminal Devices								
Air Handler	60%	Now	\$78,800	2023	\$788,500	1	\$29,400	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Fan Housings Rusted Through</i>								
Convactor/Radiator	10%			2026	\$50,000	1	\$2,800	
Fan Coil Unit/Heat	30%	Now	\$21,000	2028	\$419,900	1	\$7,700	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fan Housing</i>								
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Attic Of 2nd Floor Gallery</i>								
<i>Explanation : Reheat Units</i>								

## Air Conditioning

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 A**  
**Asset # : 2304**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Air Conditioning</b>								
<b>Energy Source</b>								
District Chilled Water	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : W Wing</i>								
<i>Explanation : Chilled Water Comes From W Wing</i>								
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	100%	Now	\$5,700	2028	\$114,000	4	\$4,300	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Areas</i>								
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	100%	Now	\$21,000	2023	\$1,048,100	1	\$48,900	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coils Connections</i>								
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%	Now	\$43,100	LIFE	**	2-5	\$49,000	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sheet Metal Ducts Rusted Through</i>								
<i>Faulty Air Intake, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Louvers Are Inoperable, Air Dampers Are Not Working Properly</i>								
<b>Exhaust Fans</b>								
Interior	80%			2023	\$266,000	2	\$2,200	
Roof	20%	0-2	\$31,000	2038	**	2	\$400	
<i>On Extended Life, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2028	\$696,700	1		
<b>Water Heater</b>								
Electric	20%			2021	\$16,500	4	\$200	
No Component	80%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Hot Water Comes From W Wing</i>								
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Aged</i>								
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Aged</i>								

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126  
METROPOLITAN MUSEUM OF ART WING A**

**Asset # : 2304**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Plumbing	Sump Pump(s) Non-Submersible	100%	0-2	\$14,300	2038	**	4	\$1,900
				<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
	Sewage Ejector(s) Electric	100%	0-2	\$26,900	2038	**	4	\$3,500
				<i>On Extended Life, Extent : Severe, Area Affected : 10%</i>				
				<i>Location : Basement</i>				
	Fixtures Generic	100%						
Fire Suppression	Standpipe Generic	100%			2038	**	1-5	\$44,300
	Sprinkler No Component Generic	80%			2048	**	1-2	\$4,900
		20%						

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

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

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



Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : METROPOLITAN MUSEUM OF ART WING B  
**Address** : 5TH AVE AND 82ND STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DCA0001.B00 / 2305 **Yr Built/Renovated** : 1888 / 2012  
**Area Sq Ft** : 100,054 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 17-May-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1111 **Lot** : 1 **BIN** : 1083810

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$7,005,900	\$697,300
Interior Architecture	\$196,200	\$223,800
Mechanical	\$2,217,300	\$2,223,000
<b>Total</b>	<b>\$9,419,300</b>	<b>\$3,144,100</b>
Importance Code A	\$7,076,300	\$697,300
Importance Code B	\$2,343,000	\$2,356,400
Importance Code C		\$90,500
<b>Total</b>	<b>\$9,419,300</b>	<b>\$3,144,100</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$20,100		\$28,800	
Interior Architecture	\$18,700	\$3,700		\$18,700
Mechanical	\$95,000	\$13,800	\$46,100	\$16,800
<b>Total</b>	<b>\$133,800</b>	<b>\$17,600</b>	<b>\$75,000</b>	<b>\$35,500</b>
Importance Code A	\$20,100		\$28,800	\$3,000
Importance Code B	\$113,700	\$17,600	\$46,100	\$32,500
<b>Total</b>	<b>\$133,800</b>	<b>\$17,600</b>	<b>\$75,000</b>	<b>\$35,500</b>



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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING B**  
**Asset # : 2305**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	40%	Now	\$168,000	LIFE	**	5	\$16,400	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Mechanical Fan Rooms, Section B2.2, B5, B7</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Mechanical Fan Rooms, Section B2.2, B5, B7</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Mechanical Fan Rooms, Section B2.2, B5, B7</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North Facade - Mechanical Penthouse</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Section B7 At Duct Penetration</i>								
Masonry: Limestone	60%	Now	\$337,600	LIFE	**	5	\$18,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Wall Adjacent To Esda Wing</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade - Upper Joint Lines</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
Windows								
Metal Clad	100%	Now	\$68,300	2053	**	5	\$3,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads, Mechanical Rooms</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkheads, Mechanical Rooms</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads, Mechanical Rooms</i>								
Parapets								
Masonry: Brick	70%	Now	\$44,000	LIFE	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mechanical Rooms, Section B2.2, B5, B7</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mechanical Rooms, Section B2.2, B5, B7</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mechanical Rooms, Section B2.2, B5, B7</i>								
Masonry: Limestone	5%	Now	\$1,000	LIFE	**	5	\$200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
Metal Panel	5%			2048	**	5	\$600	
Metal Rail	20%			2041	**	5-10	\$11,600	

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

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING B**  
**Asset # : 2305**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	5%	Now	\$73,200	2038	**			
<i>Vegetation Growth, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Section B3</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Section B3</i>								
Metal Panel	10%	Now	\$12,200	2041	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sloped Roof</i>								
Modified Bitumen	30%			2033	**	10	\$28,500	
<i>Alligatoring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Sloped Glazing	50%	0-2	\$6,314,600	LIFE	**	5	\$633,900	
<i>Condensation Present, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Attic Space</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Attic Space</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Attic Space</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Attic Spaces</i>								
<i>Explanation : This Roof Is Actually Corrugated Glazing. Original And Beyond Its Useful Remaining Life</i>								
Sloped Glazing	5%			LIFE	**	5	\$63,400	
Interior								
Floors								
Carpet	25%			2027	\$542,300	3	\$74,900	
Ceramic Tile	5%			2037	**	5	\$7,500	
Marble Panels	15%			LIFE	**	5	\$16,800	
Terrazzo	20%			LIFE	**	5	\$23,400	
Wood	35%	Now	\$196,200	2056	**	5	\$49,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Exhibit Areas</i>								
Interior Walls								
Gypsum Board	30%			LIFE	**	5	\$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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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING B**  
**Asset # : 2305**

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

## Interior

## Ceilings

Glass: Susp Panels	30%			LIFE	**			
Gypsum Board	20%			LIFE	**	5	\$37,400	
Plaster	15%			LIFE	**	5	\$14,000	
Plaster	35%			LIFE	**	5	\$32,800	

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

## Heating

## Energy Source

Utility Steam	100%			2038	**	1		
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement D Channel*

*Explanation : Steam Provided By Con Edison*

## Conversion Equipment

Pres. Reducing Valve/LP Steam	100%			2024	\$70,400	5	\$5,900	
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## Distribution

Hot Wtr Piping/Pump	10%	Now	\$800	2027	\$16,600	4	\$500	
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*Corroded, Extent : Moderate, Area Affected : 10%*

*Location : 3rd Floor Mechanical Room*

Central Plant Steam Piping/Pmp	90%	Now	\$486,000	2038	**	4	\$4,400	
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*Corroded, Extent : Severe, Area Affected : 30%*

*Location : Throughout*

*Malfunctioning, Extent : Severe, Area Affected : 10%*

*Location : Bms And Pneumatic Control System*

*Steam Traps Faulty, Extent : Moderate, Area Affected : 20%*

*Location : Various Areas*

## Terminal Devices

Air Handler	40%	Now	\$29,900	2023	\$598,200	1	\$22,300	
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*Corroded, Extent : Moderate, Area Affected : 10%*

*Location : Fan Housing*

Air Handler	20%			2028	\$299,100	1	\$12,400	
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Convactor/Radiator	10%			2026	\$56,900	1	\$3,200	
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Fan Coil Unit/Heat	30%			2028	\$477,800	1	\$9,700	
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*Other Observation, Extent : Light, Area Affected : 30%*

*Location : Attic Of 2nd Floor Gallery*

*Explanation : Reheat Units*

## Air Conditioning

## Energy Source

District Chilled Water	100%			2038	**	1		
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : W Wing*

*Explanation : Chilled Water Comes From W Wing*

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

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING B**  
**Asset # : 2305**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Air Conditioning	Distribution							
	CW & CHW Wtr Pipe/Pump	100%	Now	\$25,900	2038	**	4	\$4,900
				<i>Corroded, Extent : Severe, Area Affected : 30%</i>				
				<i>Location : Throughout</i>				
	Terminal Devices							
	Air Handler/Cool/Ht	50%	Now	\$29,800	2023	\$596,400	1	\$27,800
				<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Coils Connections</i>				
	Air Handler/Cool/Ht	50%			2028	\$596,400	1	\$30,900
Ventilation	Distribution							
	Ductwork/Diffusers	100%	Now	\$49,000	LIFE	**	2-5	\$55,800
				<i>Faulty Air Intake, Extent : Severe, Area Affected : 30%</i>				
				<i>Location : Louvers Are Inoperable, Air Dampers Are Not Working Properly</i>				
	Exhaust Fans							
	Interior	80%			2023	\$302,700	2	\$2,500
	Roof	20%			2023	\$35,300	2	\$600
Plumbing	H/C Water Piping							
	Brass/Copper	100%	Now	\$79,300	2028	\$792,800	1	
				<i>Corroded, Extent : Moderate, Area Affected : 15%</i>				
				<i>Location : Basement</i>				
	Water Heater							
	Electric	10%			2023	\$9,400	4	\$100
	No Component	90%						
				<i>Other Observation, Extent : Light, Area Affected : 0%</i>				
				<i>Location :</i>				
				<i>Explanation : Hot Water Comes From Building W</i>				
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
Fire Suppression	Standpipe							
	Generic	100%			2038	**	1-5	\$50,400
	Sprinkler							
	No Component	80%						
	Generic	20%			2048	**	1-2	\$5,600

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : METROPOLITAN MUSEUM OF ART WING C  
**Address** : 5TH AVE AND 82ND STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DCA0001.C00 / 2306 **Yr Built/Renovated** : 1894 /  
**Area Sq Ft** : 99,979 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 17-May-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1111 **Lot** : 1 **BIN** : 1083810

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$1,662,600	\$601,000
Interior Architecture	\$555,000	\$19,469,700
Mechanical	\$2,930,900	\$1,456,200
<b>Total</b>	<b>\$5,148,600</b>	<b>\$21,526,900</b>
Importance Code A	\$1,733,000	\$601,000
Importance Code B	\$3,415,500	\$1,549,700
Importance Code C		\$19,376,200
<b>Total</b>	<b>\$5,148,600</b>	<b>\$21,526,900</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$17,500		\$40,200	
Interior Architecture	\$15,000		\$1,900	\$476,400
Mechanical	\$19,300	\$14,100	\$76,400	\$17,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$55,700</b>	<b>\$18,000</b>	<b>\$122,400</b>	<b>\$497,400</b>
Importance Code A	\$17,500		\$40,200	\$3,000
Importance Code B	\$38,200	\$18,000	\$82,200	\$466,500
Importance Code C				\$27,900
<b>Total</b>	<b>\$55,700</b>	<b>\$18,000</b>	<b>\$122,400</b>	<b>\$497,400</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING C**  
**Asset # : 2306**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	40%	Now	\$102,300	LIFE	**	5	\$29,900	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fan Room Wall - Section C2, East Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Section C1, C2, C3 Facades</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Fan Room Wall - Section C2, East Facade</i>								
Panel/Paver: Limestone	60%			LIFE	**	5	\$33,600	
Windows								
Glass Block	10%			LIFE	**	5	\$500	
Metal Clad	90%	Now	\$403,600	2053	**	5	\$21,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads, Courtyard</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkheads, Courtyard</i>								
Parapets								
Concrete Masonry Unit	10%			LIFE	**	5	\$400	
Masonry: Brick	70%			LIFE	**	5	\$2,700	
Masonry: Limestone	5%			LIFE	**	5	\$200	
Metal Rail	15%			2033	**	5-10	\$10,500	

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING C**  
**Asset # : 2306**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	10%	Now	\$17,500	2028	\$87,500			
			<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%</i> <i>Location : Section C4</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i> <i>Location : Section C4</i>					
IRMA/Protected Membrane	10%			2033	**	10	\$9,700	
			<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i> <i>Location : Flat Roof</i>					
Metal Panel	5%			2026	\$61,900	10	\$8,900	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Explanation : Original Monel Panels. Beyond Their Useful Life</i>					
Modified Bitumen	25%			2033	**	10	\$24,200	
Skylight, Metal/Glass	20%			2048	**	10	\$64,500	
Sloped Glazing	30%	Now	\$1,156,700	LIFE	**	5	\$387,000	
			<i>Condensation Present, Extent : Moderate, Area Affected : 25%</i> <i>Location : Over Attic Space</i> <i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i> <i>Location : Over Attic Space</i> <i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i> <i>Location : Over Attic Space</i>					
Interior								
Floors								
Carpet	20%			2024	\$433,500	3	\$59,900	
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%			2023	\$144,400	3	\$5,600	
			<i>Other Observation, Extent : Moderate, Area Affected : 10%</i> <i>Location : Laboratory</i> <i>Explanation : 9 X 9 Tiles</i>					
Wood	40%	2-4	\$224,000	2043	**	5	\$56,100	
			<i>Poor Subfloor Evident, Extent : Light, Area Affected : 10%</i> <i>Location : Second Floor Exhibit Areas</i> <i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i> <i>Location : Second Floor Exhibit Areas</i>					

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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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Fabric on Framing	35%			2029	\$19,328,400	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	
<b>Ceilings</b>								
Exposed Concrete	5%			LIFE	**	5	\$1,200	
Glass: Susp Panels	30%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$18,700	
Masonry: Vault Struct	15%	Now	\$186,600	LIFE	**			
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various Corners Within The Attic Space</i>								
Plaster	30%			LIFE	**	5	\$28,100	
Plaster	10%			LIFE	**	5	\$9,400	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Utility Steam	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement D Channel</i>								
<i>Explanation : Steam Provided By Con Edison</i>								
<b>Conversion Equipment</b>								
Pres. Reducing Valve/LP Steam	100%			2024	\$70,400	5	\$5,900	
<b>Distribution</b>								
Hot Wtr Piping/Pump	10%	Now	\$800	2027	\$16,600	4	\$500	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mech Room</i>								
Central Plant Steam Piping/Pmp	90%	Now	\$485,600	2038	**	4	\$4,400	
<i>Corroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Bms And Pneumatic Control System</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Areas</i>								

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING C**  
**Asset # : 2306**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Terminal Devices								
Air Handler	40%	Now	\$59,800	2023	\$597,700	1	\$22,300	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 3rd Floor Mech Room</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Drip Pan, 3rd Floor Mechanical Room</i>								
Air Handler	20%			2033	**	1	\$12,400	
Convactor/Radiator	10%			2026	\$56,900	1	\$3,200	
Fan Coil Unit/Heat	30%			2028	\$477,500	1	\$9,700	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Attic Of 2nd Floor Gallery</i>								
<i>Explanation : Reheat Units</i>								
<b>Air Conditioning</b>								
Energy Source								
District Chilled Water	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : W Wing Basement</i>								
<i>Explanation : Chilled Water Comes From W Wing</i>								
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	100%	Now	\$13,000	2028	\$129,600	4	\$4,900	
<i>Corroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Condensate Line, 3rd Floor Mech Room And Various Other Areas</i>								
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	100%	Now	\$59,600	2023	\$1,191,900	1	\$55,600	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coils Connections</i>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%	Now	\$49,000	LIFE	**	2-5	\$55,700	
<i>Corroded, Extent : Light, Area Affected : 5%</i>								
<i>Location : Supply Ducts</i>								
<i>Faulty Air Intake, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Louvers Are Inoperable, Air Dampers Are Not Working Properly</i>								
<b>Exhaust Fans</b>								
Interior	80%			2023	\$302,500	2	\$2,500	
Roof	20%	Now	\$35,300	2038	**	2	\$500	
<i>Noisy/Vibrating, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%	0-2	\$79,200	2028	\$792,200	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING C**  
**Asset # : 2306**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
	Water Heater							
	Electric	10%			2023	\$9,400	4	\$100
	No Component	90%						
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location :</i>					
			<i>Explanation : Hot Water Comes From W Wing</i>					
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						
<b>Vertical Transport</b>								
	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : G, I, M, 2</i>					
			<i>Explanation : 1 Unit On Extended Life Time And Out Of Service At The Time.</i>					
<b>Fire Suppression</b>								
	Standpipe							
	Generic	100%			2038	**	1-5	\$50,400
	Sprinkler							
	No Component	80%						
	Generic	20%			2048	**	1-2	\$5,600
	Chemical System							
	Generic	100%			2023	\$29,700	1-3	\$3,700
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : 1 Set</i>					

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

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : METROPOLITAN MUSEUM OF ART WING CC  
**Address** : 5TH AVE AND 82ND STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DCA0001.CC0 / 152 **Yr Built/Renovated** : 1979 /  
**Area Sq Ft** : 46,164 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 17-May-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1111 **Lot** : 1 **BIN** : 1083810

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$203,100	\$41,100
Interior Architecture		\$39,200
Mechanical	\$1,206,900	\$59,900
<b>Total</b>	<b>\$1,410,000</b>	<b>\$140,100</b>
Importance Code A	\$203,100	\$41,100
Importance Code B	\$1,206,900	\$59,900
Importance Code C		\$39,200
<b>Total</b>	<b>\$1,410,000</b>	<b>\$140,100</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$11,400			
Interior Architecture	\$6,900			\$6,900
Mechanical	\$84,000	\$7,000	\$17,600	\$14,100
Elevators/Escalators	\$8,900	\$8,900	\$8,900	\$8,900
<b>Total</b>	<b>\$111,200</b>	<b>\$15,900</b>	<b>\$26,500</b>	<b>\$29,900</b>
Importance Code A	\$12,800	\$200	\$200	\$7,300
Importance Code B	\$98,300	\$15,700	\$26,200	\$22,600
Importance Code C				
<b>Total</b>	<b>\$111,200</b>	<b>\$15,900</b>	<b>\$26,500</b>	<b>\$29,900</b>



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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING CC**  
**Asset # : 152**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Concrete Masonry Unit	30%			LIFE	**	5	\$5,900	
Window Wall	70%			2038	**	5	\$82,200	
<b>Parapets</b>								
Metal Rail	100%			2033	**	5-10	\$78,300	
<b>Roof</b>								
IRMA/Protected Membrane	60%	Now	\$114,500	2038	**			
		<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : New Members Lounge</i>						
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Roofs C-1, C-4</i>						
Modified Bitumen	35%	Now	\$11,400	2033	**			1
		<i>Ponding, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Roof C-2</i>						
Skylight, Plastic	5%			2041	**	1		
<b>Interior</b>								
<b>Floors</b>								
Carpet	20%			2027	\$200,200	3	\$27,600	
Cast in Place Concrete	10%			LIFE	**	5	\$15,100	
Marble Panels	30%			LIFE	**	5	\$15,500	
Terrazzo	40%			LIFE	**	5	\$21,600	
<b>Interior Walls</b>								
Gypsum Board	50%			LIFE	**	5	\$39,200	
Plaster	25%			LIFE	**	5	\$9,800	
Plywood/Hardboard	25%			LIFE	**			
<b>Ceilings</b>								
Exposed Concrete	35%			LIFE	**	5	\$3,700	
Gypsum Board	15%			LIFE	**	5	\$12,800	
Plaster	50%			LIFE	**	5	\$21,300	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Utility Steam	100%			2038	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement D Tunnel</i>						
		<i>Explanation : Steam Provided By Con Edison</i>						
<b>Conversion Equipment</b>								
Heat Exchanger, Plate & Frame	10%			2024	\$7,100	1	\$2,300	
Pres. Reducing Valve/LP Steam	90%			2031	**	5	\$2,500	

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING CC**  
**Asset # : 152**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	10%	Now	\$400	2036	**	4	\$200	
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 4th Floor Mechanical Equipment Room</i>								
Central Plant Steam Piping/Pmp	90%	Now	\$37,400	2038	**	4	\$2,000	
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Areas</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Bms And Pneumatic Control System</i>								
Terminal Devices								
Air Handler	80%	Now	\$27,600	2023	\$552,000	1	\$20,600	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coil Connections</i>								
Air Handler	10%			2036	**	1	\$2,900	
Convactor/Radiator	10%			2033	**	1	\$1,500	
Air Conditioning								
Energy Source								
District Chilled Water	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Chilled Water From W Wing</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	\$3,000	2028	\$59,900	4	\$2,300	
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler/Cool/Ht	90%			2023	\$495,300	1	\$25,700	
Air Handler/Cool/Ht	10%			2036	**	1	\$2,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$22,600	LIFE	**	2-5	\$25,700	
<i>Faulty Air Intake, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Louvers Are Inoperable, Throughout</i>								
<i>Unbalanced System, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exhaust Fans								
Interior	70%			2023	\$122,200	2	\$1,000	
Roof	30%	Now	\$24,400	2038	**	2	\$300	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126  
METROPOLITAN MUSEUM OF ART WING CC**

**Asset # : 152**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						
<b>Vertical Transport</b>								
	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Ground, 1st, Mezzanine, 2nd To 4th Floor</i>					
			<i>Explanation : 1 Unit</i>					
<b>Fire Suppression</b>								
	Standpipe							
	Generic	100%			2038	**	1-5	\$23,300
	Sprinkler							
	No Component	80%						
	Generic	20%			2048	**	1-2	\$2,600

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

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

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

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : METROPOLITAN MUSEUM OF ART WING D  
**Address** : 5TH AVE AND 82ND STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DCA0001.D00 / 2307 **Yr Built/Renovated** : 1902 /  
**Area Sq Ft** : 180,937 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 17-May-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,ATT  
**Block** : 1111 **Lot** : 1 **BIN** : 1083810

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$1,111,800	\$923,800
Interior Architecture	\$109,100	\$926,900
Mechanical	\$505,500	\$140,600
<b>Total</b>	<b>\$1,726,500</b>	<b>\$1,991,300</b>
Importance Code A	\$1,111,800	\$923,800
Importance Code B	\$577,000	\$645,300
Importance Code C	\$37,700	\$422,200
<b>Total</b>	<b>\$1,726,500</b>	<b>\$1,991,300</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$81,900			\$500
Interior Architecture	\$50,800	\$1,700	\$12,700	\$608,800
Mechanical	\$72,000	\$28,300	\$69,300	\$28,800
Elevators/Escalators	\$13,600	\$13,600	\$13,600	\$13,600
<b>Total</b>	<b>\$218,400</b>	<b>\$43,700</b>	<b>\$95,600</b>	<b>\$651,700</b>
Importance Code A	\$114,500	\$900	\$900	\$1,400
Importance Code B	\$103,900	\$42,800	\$94,700	\$650,300
<b>Total</b>	<b>\$218,400</b>	<b>\$43,700</b>	<b>\$95,600</b>	<b>\$651,700</b>



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING D**  
**Asset # : 2307**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	10%			LIFE	**	5	\$9,700	
Masonry: Granite	5%			LIFE	**	5	\$3,600	
Masonry: Limestone	70%			LIFE	**	5	\$51,000	
Stucco Cement	15%			2041	**	5	\$36,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
<i>Explanation : This Is Actually An Eifs Assembly</i>								
Windows								
Aluminum	30%			2044	**	5	\$1,000	
Bronze/Brass	70%			2036	**	5	\$14,500	
Parapets								
Masonry: Limestone	60%			LIFE	**	5	\$5,300	
Metal Rail	40%			2041	**	5-10	\$50,600	
Roof								
IRMA/Protected Membrane	40%			2033	**	10	\$42,900	
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Flat Sections</i>								
Metal Panel	30%	Now	\$25,800	2026	\$515,100			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Original Monel Panels. Beyond There Useful Life</i>								
Skylight, Plastic Sloped Glazing	5%			2041	**	1		
	25%	Now	\$1,068,900	LIFE	**	5	\$357,700	1
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Attic Over Domes In Entry Foyer</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Drip Channel, Mullions, Frames</i>								
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Attic Over Domes In Entry Foyer, And Assyrian / Buddha Attics</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Is Actually Corrugated Glazing.</i>								

## Interior

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING D**  
**Asset # : 2307**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	15%			2024	\$588,500	3	\$81,200	
Cast in Place Concrete	10%			LIFE	**	5	\$59,200	
Granite Panels	5%			LIFE	**	5	\$10,200	
Terrazzo	10%	Now	\$71,400	LIFE	**	5	\$21,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mezzanine</i>								
Terrazzo	50%			LIFE	**	5	\$105,800	
Vinyl Tile	5%			2028	\$130,700	3	\$5,100	
Wood	5%			2043	**	5	\$25,400	
<b>Interior Walls</b>								
Ceramic Tile	5%			2037	**	5	\$75,400	
Gypsum Board	30%			LIFE	**	5	\$271,400	
Panel/Paver: Limestone	40%			LIFE	**			
Plaster	25%			LIFE	**	5	\$113,100	
<b>Ceilings</b>								
Exposed Concrete	5%			LIFE	**	5	\$2,100	
Glass: Susp Panels	10%			LIFE	**			
Gypsum Board	35%			LIFE	**	5	\$119,500	
Masonry: Infill Arch	10%			LIFE	**			
Plaster	25%			LIFE	**	5	\$42,700	
Plaster	15%	Now	\$30,500	LIFE	**	5	\$25,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Buddha Gallery</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Utility Steam	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Provided By Con Edison</i>								
<b>Conversion Equipment</b>								
Heat Exchanger, Plate & Frame	10%	2-4	\$27,700	2043	**	1	\$8,100	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Steam Room</i>								
<i>Explanation : Old Unit</i>								
Pres. Reducing Valve/LP Steam	90%			2031	**	5	\$9,700	

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING D**  
**Asset # : 2307**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	10%			2036	**	4	\$900	
Central Plant Steam Piping/Pmp	90%	Now	\$146,500	2038	**	4	\$8,000	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i> <i>Location : Vacuum Condensate Pump And Piping, Various Areas</i> <i>Malfunctioning, Extent : Severe, Area Affected : 5%</i> <i>Location : Bms And Pneumatic Control System</i> <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i> <i>Location : Various Areas</i>								
<b>Terminal Devices</b>								
Air Handler	100%	Now	\$270,400	2033	**	1	\$100,700	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i> <i>Location : Coil Connections, Various Areas</i> <i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i> <i>Location : Pneumatic Control System</i> <i>Other Observation, Extent : Severe, Area Affected : 10%</i> <i>Location : Attic</i> <i>Explanation : No Heating Device In Attic, Causing Condensate Water Drips From Ductworks</i>								
<b>Air Conditioning</b>								
<b>Energy Source</b>								
District Chilled Water	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : W Wing Basement</i> <i>Explanation : Chilled Water Comes From W Wing</i>								
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	100%	Now	\$23,500	2038	**	4	\$8,900	
<i>Corroded, Extent : Severe, Area Affected : 30%</i> <i>Location : Throughout</i> <i>Malfunctioning, Extent : Severe, Area Affected : 5%</i> <i>Location : Bms And Pneumatic Control System</i>								
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	100%			2033	**	1	\$111,900	
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i> <i>Location : Throughout 1st And 2nd Floor</i> <i>Explanation : Lack Of Air Conditioning In This Wing According To Stationary Engineer</i>								
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%	Now	\$88,600	LIFE	**	2-5	\$100,900	
<i>Faulty Air Intake, Extent : Severe, Area Affected : 5%</i> <i>Location : Louvers Are Inoperable, Throughout</i> <i>Unbalanced System, Extent : Moderate, Area Affected : 5%</i> <i>Location : Throughout</i>								

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING D**  
**Asset # : 2307**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Ventilation</b>								
	Exhaust Fans							
	Interior	70%			2033	**	2	\$3,900
	Roof	30%			2028	\$95,800	2	\$1,700
<b>Plumbing</b>								
	H/C Water Piping							
	Brass/Copper	100%			2038	**	1	
	Water Heater							
	Electric	20%			2027	\$33,900	4	\$200
	No Component	80%						
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location :</i>					
			<i>Explanation : Hot Water Comes From W Wing</i>					
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						
<b>Vertical Transport</b>								
	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 40%</i>					
			<i>Location : Ground 1st To 5th Floor</i>					
			<i>Explanation : 1 Unit</i>					
	Escalators							
	Over 20' Rise	40%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 30%</i>					
			<i>Location : Ground To 1st Floor</i>					
			<i>Explanation : 1 Unit</i>					
	Under 20' Rise	60%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 30%</i>					
			<i>Location : 1st Floor To 1Mezzanine, 1Mezzanine To 2nd Floor</i>					
			<i>Explanation : 2 Units</i>					
<b>Fire Suppression</b>								
	Standpipe							
	Generic	100%			2038	**	1-5	\$91,200
	Sprinkler							
	No Component	80%						
	Generic	20%			2048	**	1-2	\$10,100

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

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : METROPOLITAN MUSEUM OF ART WING E  
**Address** : 5TH AVE AND 82ND STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DCA0001.E00 / 150 **Yr Built/Renovated** : 1911 /  
**Area Sq Ft** : 116,890 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 01-Jun-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2,ATT  
**Block** : 1111 **Lot** : 1 **BIN** : 1083810

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$1,238,600	\$973,000
Interior Architecture		\$268,000
Mechanical	\$2,108,300	\$992,700
<b>Total</b>	<b>\$3,347,000</b>	<b>\$2,233,700</b>
Importance Code A	\$1,238,600	\$973,000
Importance Code B	\$2,108,300	\$1,133,200
Importance Code C		\$127,500
<b>Total</b>	<b>\$3,347,000</b>	<b>\$2,233,700</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$60,300			
Interior Architecture	\$25,100	\$13,600		\$25,100
Mechanical	\$50,200	\$17,100	\$54,100	\$18,300
Elevators/Escalators	\$8,300	\$8,300	\$8,300	\$8,300
<b>Total</b>	<b>\$143,900</b>	<b>\$39,000</b>	<b>\$62,400</b>	<b>\$51,700</b>
Importance Code A	\$64,000	\$600	\$600	\$600
Importance Code B	\$79,900	\$29,200	\$61,800	\$51,200
Importance Code C		\$9,200		
<b>Total</b>	<b>\$143,900</b>	<b>\$39,000</b>	<b>\$62,400</b>	<b>\$51,700</b>



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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING E**  
**Asset # : 150**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	30%	Now	\$102,500	LIFE	**	5	\$15,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkheads, Courtyard</i>								
<i>Spalling, Extent : Light, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Air Shaft</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Courtyard, South And East Facades Of Auditorium</i>								
Masonry: Granite	10%			LIFE	**	5	\$3,700	
Masonry: Limestone	15%			LIFE	**	5	\$5,600	
Panel/Paver: Limestone	45%			LIFE	**	5	\$16,800	
Windows								
Aluminum	30%			2036	**	5	\$1,600	
Bronze/Brass	60%			2036	**	5	\$20,300	
Steel	10%	Now	\$32,100	2053	**	5	\$3,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Courtyard</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Courtyard</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Courtyard</i>								
Parapets								
Masonry: Brick	28%	0-2	\$2,500	LIFE	**	5	\$1,900	
<i>Spalling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Auditorium Parapets</i>								
Masonry: Limestone	70%			LIFE	**	5	\$6,000	
Masonry: Limestone	2%			LIFE	**	5	\$200	

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Estimates are rounded to the nearest hundred dollars.

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING E**  
**Asset # : 150**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Roof</b>								
IRMA/Protected Membrane	40%	0-2	\$14,700	2028	\$294,800			
			<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Above Egyptian Offices</i>					
			<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Pavers Throughout</i>					
Metal Panel	25%			2026	\$260,700	10	\$37,300	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Original Monel Panels. Assembly Beyond Useful Life</i>					
Sloped Glazing	35%	Now	\$1,136,200	LIFE	**	5	\$380,200	
			<i>Condensation Present, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Attic</i>					
			<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout Mullions And Structural Supports</i>					
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Attic</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Over Attic</i>					
			<i>Explanation : This Component Is Corrugated Glass. Assembly Is Considered Beyond Useful Life</i>					
<b>Interior</b>								
<b>Floors</b>								
Carpet	25%			2027	\$633,600	3	\$87,500	
Ceramic Tile	5%			2037	**	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	15%			2033	**	3	\$13,100	
<b>Interior Walls</b>								
Ceramic Tile	5%			2037	**	5	\$18,500	
Gypsum Board	20%			LIFE	**	5	\$44,300	
Plaster	75%			LIFE	**	5	\$83,100	
<b>Ceilings</b>								
Glass: Susp Panels	15%			LIFE	**			
Gypsum Board	20%			LIFE	**	5	\$42,600	
Masonry: Infill Arch	10%			LIFE	**			
Plaster	55%			LIFE	**	5	\$58,600	

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

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

Estimates are rounded to the nearest hundred dollars.

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

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING E**  
**Asset # : 150**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Energy Source								
Utility Steam	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement D Channel</i>								
<i>Explanation : Steam Provided By Con Edison</i>								
<hr/>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	10%			2031	**	1	\$5,800	
Pres. Reducing Valve/LP Steam	90%			2031	**	5	\$6,200	
<hr/>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	10%	Now	\$1,900	2027	\$19,400	4	\$600	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<hr/>								
Central Plant Steam Piping/Pmp	90%	Now	\$378,500	2038	**	4	\$5,200	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Bms And Pneumatic Control System</i>								
<hr/>								
<b>Terminal Devices</b>								
Air Handler	20%	Now	\$17,500	2023	\$349,400	1	\$13,000	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Coils Connections, 1st Floor Mechanical Equipment Room</i>								
<hr/>								
Air Handler	60%			2036	**	1	\$43,400	
Convactor/Radiator	10%			2026	\$66,500	1	\$3,800	
Fan Coil Unit/Heat	10%			2023	\$186,100	1	\$3,800	
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
District Chilled Water	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : W Wing Basement</i>								
<i>Explanation : Chilled Water Comes From W Wing</i>								
<hr/>								
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	100%	Now	\$45,500	2038	**	4	\$5,800	
<i>Corroded, Extent : Severe, Area Affected : 60%</i>								
<i>Location : And Clogged Inside The Piping, Throughout</i>								
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING E**  
**Asset # : 150**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Terminal Devices</b>								
	Air Handler/Cool/Ht	20%	Now	\$13,900	2023	\$278,700	1	\$13,000
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coils Connections</i>								
	Air Handler/Cool/Ht	60%			2036	**	1	\$43,400
	Fan Coil - 4 Pipe	20%			2023	\$581,800	1	\$7,600
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%	Now	\$114,500	LIFE	**	2-5	\$65,200
<i>Faulty Air Intake, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Louvers Are Inoperable, Air Dampers Are Not Working Properly</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Areas</i>								
<b>Exhaust Fans</b>								
	Interior	50%			2036	**	2	\$1,800
	Interior	30%			2023	\$132,600	2	\$1,100
	Roof	20%			2023	\$41,300	2	\$700
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%			2028	\$926,200	1	
<b>Water Heater</b>								
	Electric	10%			2023	\$10,900	4	\$100
	No Component	90%						
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Hot Water Comes From W Wing</i>								
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Sump Pump(s)</b>								
	Non-Submersible	100%			2036	**	4	\$2,500
<b>Fixtures</b>								
	Generic	100%						
<b>Fire Suppression</b>								
<b>Standpipe</b>								
	Generic	100%			2038	**	1-5	\$58,900
<b>Sprinkler</b>								
	No Component	80%						
	Generic	20%			2048	**	1-2	\$6,600

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : METROPOLITAN MUSEUM OF ART WING F  
**Address** : 5TH AVE AND 82ND STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DCA0001.F00 / 2292 **Yr Built/Renovated** : 1910 / 2008  
**Area Sq Ft** : 51,154 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 18-May-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2,ATT  
**Block** : 1111 **Lot** : 1 **BIN** : 1083810

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$190,300	\$154,400
Interior Architecture	\$56,700	\$35,900
Mechanical	\$852,700	\$471,600
<b>Total</b>	<b>\$1,099,700</b>	<b>\$661,900</b>
Importance Code A	\$190,300	\$154,400
Importance Code B	\$909,400	\$507,500
<b>Total</b>	<b>\$1,099,700</b>	<b>\$661,900</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$39,000		\$18,800	
Interior Architecture	\$9,600	\$6,000	\$17,900	\$9,600
Mechanical	\$74,400	\$7,800	\$19,500	\$8,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$126,900</b>	<b>\$17,800</b>	<b>\$60,200</b>	<b>\$21,900</b>
Importance Code A	\$46,800	\$300	\$19,100	\$300
Importance Code B	\$80,100	\$13,400	\$41,100	\$21,600
Importance Code C		\$4,100		
<b>Total</b>	<b>\$126,900</b>	<b>\$17,800</b>	<b>\$60,200</b>	<b>\$21,900</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING F**  
**Asset # : 2292**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	0-2	\$75,700	LIFE	**	5	\$22,100	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade</i>								
Windows								
Aluminum	100%	Now	\$114,700	2036	**	5	\$2,400	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Condensation Present, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Clerstory Windows - Medieval Hall</i>								
<i>Weepholes Not Funct, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Drip Pan Overwhelmed - Throughout</i>								
Parapets								
Masonry: Brick	75%			LIFE	**	5	\$600	
Masonry: Limestone	5%	Now	\$2,100	LIFE	**	5	\$100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Cornices- North And East Facade</i>								
Metal Rail	20%			2033	**	5-10	\$2,900	
Roof								
IRMA/Protected Membrane	30%	0-2	\$7,700	2028			\$154,400	
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Area F-1 Roof</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : F-1 Roof</i>								
Metal Panel	40%	Now	\$29,100	2033	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And South Ends</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And South Ends</i>								
Modified Bitumen	30%			2033	**	10	\$17,100	
Interior								
Floors								
Carpet	25%			2027		3	\$38,300	
Ceramic Tile	5%			2037	**	5	\$3,800	
Marble Panels	45%	Now	\$56,700	LIFE	**	5	\$25,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 371</i>								
Wood	25%			2043	**	5	\$35,900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING F**  
**Asset # : 2292**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

## Interior

## Interior Walls

Ceramic Tile	5%			2037	**	5	\$8,200
Gypsum Board	35%			LIFE	**	5	\$34,400
Plaster	30%			LIFE	**	5	\$14,700
Plaster	30%			LIFE	**	5	\$14,700

## Ceilings

Gypsum Board	20%			LIFE	**	5	\$17,900
Plaster	50%			LIFE	**	5	\$22,400
Plaster	30%			LIFE	**	5	\$13,400

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

## Heating

## Energy Source

Utility Steam	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement D Tunnel</i>								
<i>Explanation : Steam Provided By Con Edison</i>								

## Conversion Equipment

Heat Exchanger, Plate & Frame	10%	Now	\$7,800	2043	**	1	\$2,300	
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Ground Floor Mechanical Equipment Room</i>								
<i>Explanation : 1 Unit On Extended Life And Leaking</i>								

## No Component

	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Steam Comes From S Wing</i>								

## Distribution

Hot Wtr Piping/Pump	10%	Now	\$100	2036	**	4	\$300	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								

Central Plant Steam Piping/Pmp	90%	Now	\$16,600	2038	**	4	\$2,300	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Mechanical Room</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Temperature Control, The System Needs Upgrade</i>								

## Terminal Devices

Air Handler	90%	Now	\$6,900	2023			\$25,600	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Coils Rusted And Clogged, Mechanical Room</i>								

Convactor/Radiator	10%			2026			\$1,700
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING F**  
**Asset # : 2292**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
District Chilled Water	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : W Wing Basement</i>								
<i>Explanation : Chilled Water Comes From W Wing</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$13,300	2028	\$66,300	4	\$2,500	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2023	\$609,800	1	\$31,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$25,100	LIFE	**	2-5	\$28,500	
<i>Faulty Air Intake, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Louvers Are Inoperable, Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
Exhaust Fans								
Interior	90%			2023	\$174,100	2	\$1,400	
Roof	10%			2028	\$9,000	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2028	\$405,300	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Aged</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Aged</i>								
Sump Pump(s)								
Non-Submersible	100%			2028	\$8,300	4	\$1,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : G, 1N, 1S, M, 2N, 2S</i>								
<i>Explanation : 1 Unit</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING F**  
**Asset # : 2292**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Fire Suppression	Standpipe							
	Generic	100%			2038	* *	1-5	\$25,800
	Sprinkler							
	No Component	80%						
	Generic	20%			2048	* *	1-2	\$2,900

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : METROPOLITAN MUSEUM OF ART WING G  
**Address** : 5TH AVE AND 82ND STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DCA0001.G00 / 2319 **Yr Built/Renovated** : 1910 / 1999  
**Area Sq Ft** : 133,232 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 17-May-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT  
**Areas Surveyed** : Roof, Floors 1,3  
**Block** : 1111 **Lot** : 1 **BIN** : 1083810

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$134,200	\$42,300
Interior Architecture	\$35,600	\$11,569,800
Mechanical	\$472,200	\$5,192,200
<b>Total</b>	<b>\$642,000</b>	<b>\$16,804,400</b>
Importance Code A	\$209,300	\$42,300
Importance Code B	\$432,800	\$5,291,400
Importance Code C		\$11,470,700
<b>Total</b>	<b>\$642,000</b>	<b>\$16,804,400</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$34,700		\$19,200	\$1,700
Interior Architecture	\$67,300		\$53,500	\$61,100
Mechanical	\$34,500	\$21,300	\$75,200	\$22,700
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
<b>Total</b>	<b>\$176,000</b>	<b>\$60,800</b>	<b>\$187,400</b>	<b>\$125,000</b>
Importance Code A	\$36,000	\$1,300	\$20,500	\$3,100
Importance Code B	\$139,900	\$59,500	\$166,900	\$105,700
Importance Code C				\$16,200
<b>Total</b>	<b>\$176,000</b>	<b>\$60,800</b>	<b>\$187,400</b>	<b>\$125,000</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING G**  
**Asset # : 2319**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	**	5	\$10,400	
Stucco Cement	65%			2041	**	5	\$84,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Material Is Actually An Eifs Assembly</i>								
Window Wall	15%			2048	**	5	\$29,300	
Windows								
Aluminum	100%			2044	**	5	\$3,500	
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$3,500	
Masonry: Limestone	5%			LIFE	**	5	\$400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping Stone Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Coping Stone Throughout</i>								
Metal Rail	45%			2041	**	5-10	\$57,200	
Roof								
IRMA/Protected Membrane	90%	Now	\$91,900	2033	**			
<i>Broken Paver Blocks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof G-1, South Side</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Pavers Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Seams Of Paver Blocks Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof G-1</i>								
Modified Bitumen	10%			2033	**	10	\$4,500	
Interior								
Floors								
Carpet	40%			2027	\$1,155,500	3	\$159,500	
<i>Wrinkling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor</i>								
Panel/Paver: Cer/Brk	10%			2036	**	5	\$44,900	
Marble Panels	10%			LIFE	**	5	\$15,000	
Terrazzo	5%			LIFE	**	5	\$7,800	
Vinyl Tile	20%			2033	**	3	\$19,900	
Wood	15%			2043	**	5	\$56,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING G**  
**Asset # : 2319**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

## Interior

## Interior Walls

Fabric on Framing	20%			2029	\$11,262,800	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%			2033	**	5	\$50,900	
AcousTileSusp.Lay-In	35%			2041	**	5	\$71,200	
Exposed Struc: Wood	5%			LIFE	**			
Glass: Susp Panels	15%			LIFE	**			
Gypsum Board	25%			LIFE	**	5	\$63,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

## Heating

## Energy Source

Utility Steam	100%			2038	**	1		
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement D Channel*

*Explanation : Steam Provided By Con Edison*

## Conversion Equipment

Heat Exchanger, Plate & Frame	20%			2031	**	1	\$13,200	
Pres. Reducing Valve/LP Steam	80%	0-2	\$75,000	2043	**	5	\$3,200	

*Other Observation, Extent : Severe, Area Affected : 80%*

*Location : Steam Room*

*Explanation : Old Prv Units, Need To Be Replaced Soon*

## Distribution

Hot Wtr Piping/Pump	50%	Now	\$11,000	2027	\$110,400	4	\$3,300	
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*Corroded, Extent : Severe, Area Affected : 20%*

*Location : And Clogged Inside The Pipe, 4th Floor Office Area And Various*

*Leak Evident, Extent : Severe, Area Affected : 5%*

*Location : Cross Bay*

*Malfunctioning, Extent : Severe, Area Affected : 5%*

*Location : Temperature Control System*

Central Plant Steam Piping/Pmp	50%	Now	\$119,800	2028	\$1,198,400	4	\$3,300	
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*Corroded, Extent : Severe, Area Affected : 10%*

*Location : And Clogged Inside The Pipe. Various*

*Malfunctioning, Extent : Severe, Area Affected : 5%*

*Location : Bms And Pneumatic Control System*

*Steam Traps Faulty, Extent : Severe, Area Affected : 20%*

*Location : Various Areas*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING G**  
**Asset # : 2319**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Terminal Devices								
Air Handler	80%			2028	\$1,593,100	1	\$65,900	
Convactor/Radiator	10%			2026	\$75,800	1	\$4,300	
Fan Coil Unit/Heat	10%			2023	\$212,100	1	\$4,300	
<b>Air Conditioning</b>								
Energy Source								
District Chilled Water	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : W Wing Basement</i>								
<i>Explanation : Chilled Water Comes From W Wing</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$3,500	2028	\$172,700	4	\$6,600	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2028	\$1,588,300	1	\$82,400	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%	Now	\$65,200	LIFE	**	2-5	\$74,300	
<i>Faulty Air Intake, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Louvers Are Inoperable, Air Dampers Are Not Working Properly</i>								
Exhaust Fans								
Interior	90%			2028	\$453,500	2	\$3,700	
Roof	10%			2028	\$23,500	2	\$400	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Electric	20%			2023	\$25,000	4	\$200	
No Component	80%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Hot Water Comes From W</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$21,600	4	\$2,800	
<b>Vertical Transport</b>								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : 2 Units From G, 1-5, 1 Unit From B, I, M, 2</i>								
<i>Explanation : 3 Units</i>								
<b>Fire Suppression</b>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126  
METROPOLITAN MUSEUM OF ART WING G**

**Asset # : 2319**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Fire Suppression	Standpipe							
	Generic	100%			2038	* *	1-5	\$67,200
	Sprinkler							
	No Component	80%						
	Generic	20%			2048	* *	1-2	\$7,500

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : METROPOLITAN MUSEUM OF ART WING H  
**Address** : 5TH AVE AND 82ND STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DCA0001.H00 / 2293 **Yr Built/Renovated** : 1913 /  
**Area Sq Ft** : 115,585 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 03-Jun-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,ATT  
**Block** : 1111 **Lot** : 1 **BIN** : 1083810

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$1,632,900	\$925,800
Interior Architecture		\$305,500
Mechanical	\$374,300	\$2,622,800
<b>Total</b>	<b>\$2,007,200</b>	<b>\$3,854,100</b>
Importance Code A	\$1,632,900	\$925,800
Importance Code B	\$374,300	\$2,745,000
Importance Code C		\$183,300
<b>Total</b>	<b>\$2,007,200</b>	<b>\$3,854,100</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$37,400			\$1,200
Interior Architecture	\$15,100	\$13,300	\$46,000	\$15,100
Mechanical	\$22,000	\$18,300	\$52,900	\$18,300
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
<b>Total</b>	<b>\$89,300</b>	<b>\$46,400</b>	<b>\$113,700</b>	<b>\$49,500</b>
Importance Code A	\$40,800			\$1,200
Importance Code B	\$48,500	\$37,400	\$113,700	\$48,300
Importance Code C		\$9,000		
<b>Total</b>	<b>\$89,300</b>	<b>\$46,400</b>	<b>\$113,700</b>	<b>\$49,500</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING H**  
**Asset # : 2293**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$6,200	
Masonry: Brick	20%			LIFE	**	5	\$19,900	
Masonry: Granite	5%			LIFE	**	5	\$3,700	
Masonry: Limestone	60%			LIFE	**	5	\$44,800	
Metal, Corrugated	5%			2038	**	1		
Windows								
Aluminum	25%			2044	**	5	\$2,500	
Bronze/Brass	75%			2036	**	5	\$46,400	
Parapets								
Masonry: Brick	20%			LIFE	**	5	\$500	
Masonry: Limestone	35%			LIFE	**	5	\$1,000	
Masonry: Limestone	10%	Now	\$5,400	LIFE	**	5	\$300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal Rail	35%			2041	**	5-10	\$14,400	
Roof								
Metal, Corrugated	2%			2033	**	1		
Modified Bitumen	20%			2036	**	10	\$20,500	
Skylight, Metal/Glass	18%			2048	**	10	\$61,500	
Sloped Glazing	60%	Now	\$1,632,900	LIFE	**	5	\$819,600	
<i>Condensation Present, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Astor Court And Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Mullions And Supports Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Attic Space</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Attic Space, Astor Court</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Component Is Corrugated Glazing. Assembly Beyond Useful Remaining Life</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING H**  
**Asset # : 2293**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	15%			2027	\$375,900	3	\$51,900	
<i>Recent Installation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Islamic Wing</i>								
Ceramic Tile	5%			2037	**	5	\$8,700	
Mosaic Tile	3%			2045	**	5	\$13,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Islamic Wing</i>								
Granite Panels	22%			LIFE	**	5	\$28,500	
Marble Panels	10%			LIFE	**	5	\$13,000	
Slate	10%			LIFE	**	5	\$18,400	
Terrazzo	10%			LIFE	**	5	\$13,500	
Vinyl Tile	10%			2033	**	3	\$8,600	
Wood	15%			2043	**	5	\$48,700	
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$18,000	
Gypsum Board	45%			LIFE	**	5	\$97,000	
Marble Panels	7%			LIFE	**			
<i>Recent Replace Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Islamic Wing</i>								
Plaster	23%			LIFE	**	5	\$24,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Islamic Wing</i>								
Plaster	17%			LIFE	**	5	\$18,300	
Wood	3%			LIFE	**	5	\$43,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Islamic Wing</i>								
Ceilings								
AcousTileSusp.Lay-In	25%			2033	**	5	\$43,300	
Exposed Struc: Wood	2%			LIFE	**			
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Islamic Wing</i>								
Glass: Susp Panels	10%			LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Attic Space</i>								
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	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Islamic Wing</i>								
Wood	5%			LIFE	**	5	\$75,700	

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 H**  
**Asset # : 2293**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement D Channel</i>								
<i>Explanation : Steam Provided By Con Edison</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2041	**	5	\$6,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Steam Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Steam Room</i>								
<i>Explanation : With 3 New Heat Exchangers</i>								
Distribution								
Hot Wtr Piping/Pump	40%			2050	**	4	\$3,400	
Central Plant Steam Piping/Pmp	60%	Now	\$374,300	2028	\$1,247,600	4	\$3,400	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Condensate Line.</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Bms And Pneumatic Control System</i>								
Terminal Devices								
Air Handler	90%			2036	**	1	\$64,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 90%</i>								
<i>Location : Attic And Basement</i>								
Convactor/Radiator	10%			2033	**	1	\$3,700	
Air Conditioning								
Energy Source								
District Chilled Water	90%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : W Wing Basement</i>								
<i>Explanation : Chilled Water Comes From W Wing</i>								
Electricity	10%			2036	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	10%			2026	\$459,400	2	\$700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various</i>								
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**  
**METROPOLITAN MUSEUM OF ART WING H**  
**Asset # : 2293**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Distribution								
	CW & CHW Wtr Pipe/Pump	90%	Now	\$2,700	2038	**	4	\$5,100
<i>Corroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
	No Component	10%						
Terminal Devices								
	Air Handler/Cool/Ht	90%			2036	**	1	\$64,300
	No Component	10%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$64,500
Exhaust Fans								
	Interior	100%			2036	**	2	\$3,500
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2028	\$915,800	1	
Water Heater								
	Electric	10%			2023	\$10,800	4	\$100
	No Component	90%						
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Hot Water Comes From W Wing</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2036	**	4	\$2,400
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	40%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : B, G, 1-3</i>								
<i>Explanation : 1 Unit</i>								
	Hydraulic	60%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : 1-2</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2038	**	1-5	\$58,300
Sprinkler								
	No Component	80%						
	Generic	20%			2048	**	1-2	\$6,500

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING H**  
**Asset # : 2293**

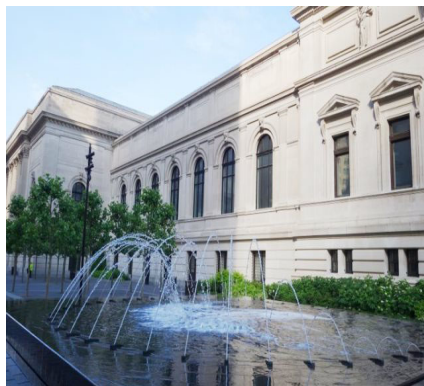
Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

Asset Name : METROPOLITAN MUSEUM OF ART WING J  
Address : 5TH AVE AND 82ND STREET  
Borough : MANHATTAN Agency's Number : N/A  
Program / Asset # : DCA0001.J00 / 2298 Yr Built/Renovated : 1917 /  
Area Sq Ft : 74,940 Project Type : CULTURAL AFFAIRS  
Date of Survey : 01-Jun-2016 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT  
Areas Surveyed : Basement, Roof, Floors 1,2,ATT  
Block : 1111 Lot : 1 BIN : 1083810

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$41,600	\$743,400
Interior Architecture		\$110,200
Mechanical	\$97,400	\$2,135,500
<b>Total</b>	<b>\$139,000</b>	<b>\$2,989,100</b>
Importance Code A	\$94,400	\$743,400
Importance Code B	\$44,700	\$2,172,000
Importance Code C		\$73,700
<b>Total</b>	<b>\$139,000</b>	<b>\$2,989,100</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$13,100			\$700
Interior Architecture	\$22,100		\$31,500	\$504,300
Mechanical	\$82,100	\$11,200	\$41,600	\$14,300
<b>Total</b>	<b>\$117,300</b>	<b>\$11,200</b>	<b>\$73,100</b>	<b>\$519,200</b>
Importance Code A	\$13,100			\$2,900
Importance Code B	\$104,200	\$11,200	\$73,100	\$516,300
Importance Code C				
<b>Total</b>	<b>\$117,300</b>	<b>\$11,200</b>	<b>\$73,100</b>	<b>\$519,200</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING J**  
**Asset # : 2298**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	20%			LIFE	**	5	\$10,000	
Masonry: Granite	10%			LIFE	**	5	\$3,800	
Masonry: Limestone	20%			LIFE	**	5	\$7,500	
Panel/Paver: Limestone	50%			LIFE	**	5	\$18,800	
<b>Windows</b>								
Aluminum	25%			2044	**	5	\$1,400	
Bronze/Brass	75%			2036	**	5	\$26,300	
<b>Parapets</b>								
Masonry: Brick	20%			LIFE	**	5	\$400	
Masonry: Limestone	75%			LIFE	**	5	\$1,900	
Masonry: Limestone	5%			LIFE	**	5	\$100	
<b>Roof</b>								
IRMA/Protected Membrane	60%	0-2	\$41,600	2028	\$416,300			
								<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 15%</i>
								<i>Location : At Roof Drains</i>
								<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>
								<i>Location : Fat Roof</i>
								<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>
								<i>Location : Joint Lines</i>
								<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>
								<i>Location : Various Locations Throughout</i>
Sloped Glazing	40%			LIFE	**	5	\$327,200	
<b>Interior</b>								
<b>Floors</b>								
Carpet	30%			2024	\$487,400	3	\$67,300	
Marble Panels	25%			LIFE	**	5	\$21,000	
Terrazzo	15%			LIFE	**	5	\$13,100	
Wood	30%			2043	**	5	\$63,100	
<b>Interior Walls</b>								
Gypsum Board	50%			LIFE	**	5	\$73,700	
Masonry: Limestone	25%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	20%			LIFE	**	5	\$14,700	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%			2041	**	5	\$10,600	
Glass: Susp Panels	10%			LIFE	**			
Gypsum Board	25%			LIFE	**	5	\$33,200	
Plaster	25%			LIFE	**	5	\$16,600	
Plaster	30%			LIFE	**	5	\$19,900	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**Heating**

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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 J**  
**Asset # : 2298**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement D Channel</i>								
<i>Explanation : Steam Provided By Con Edison</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2024	\$52,800	5	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Shares The Prv With K Wing</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$27,000	2038	**	4	\$3,700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bms And Pneumatic Control System</i>								
Terminal Devices								
Air Handler	80%			2028	\$896,100	1	\$37,100	
Convactor/Radiator	10%			2033	**	1	\$2,400	
Fan Coil Unit/Heat	10%			2028	\$119,300	1	\$2,400	
Air Conditioning								
Energy Source								
District Chilled Water	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : K Wing Basement</i>								
<i>Explanation : Chilled Water Comes From K Wing</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$4,900	2038	**	4	\$3,700	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$44,700	2028	\$893,400	1	\$41,700	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coils Connections, Various Areas</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$14,700	LIFE	**	2-5	\$41,800	
<i>Faulty Air Intake, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Louvers Are Inoperable, Various Areas</i>								
Exhaust Fans								
Interior	80%			2028	\$226,700	2	\$1,800	
Roof	20%			2028	\$26,500	2	\$500	
Plumbing								

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 J**  
**Asset # : 2298**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
H/C Water Piping	Brass/Copper	100%	0-2	\$29,700	2038	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Water Heater	Electric	20%			2023	\$14,000	4	\$100
	No Component	80%						
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Hot Water Comes From W Wing</i>								
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)	Non-Submersible	100%			2028	\$12,100	4	\$1,600
<b>Fixtures</b>								
	Generic	100%						
<b>Fire Suppression</b>								
Standpipe	Generic	100%			2038	**	1-5	\$37,800
Sprinkler	No Component	80%						
	Generic	20%			2048	**	1-2	\$4,200

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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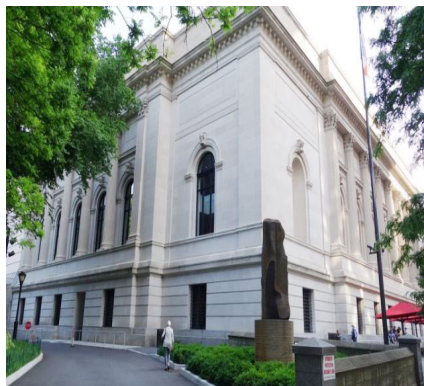
Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : METROPOLITAN MUSEUM OF ART WING K  
**Address** : 5TH AVE AND 82ND STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DCA0001.K00 / 2299 **Yr Built/Renovated** : 1926 / 2009  
**Area Sq Ft** : 180,417 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 01-Jun-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4  
**Block** : 1111 **Lot** : 1 **BIN** : 1083810

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$782,700	\$1,525,900
Interior Architecture	\$50,600	\$499,400
Mechanical	\$348,700	\$5,543,200
<b>Total</b>	<b>\$1,182,000</b>	<b>\$7,568,500</b>
Importance Code A	\$897,000	\$1,525,900
Importance Code B	\$285,000	\$5,791,000
Importance Code C		\$251,600
<b>Total</b>	<b>\$1,182,000</b>	<b>\$7,568,500</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$51,400		\$4,100	\$1,100
Interior Architecture	\$20,300		\$33,800	\$20,300
Mechanical	\$45,300	\$60,700	\$103,200	\$58,100
Elevators/Escalators	\$13,800	\$13,800	\$13,800	\$13,800
<b>Total</b>	<b>\$130,800</b>	<b>\$74,500</b>	<b>\$154,800</b>	<b>\$93,300</b>
Importance Code A	\$52,200	\$900	\$4,900	\$6,900
Importance Code B	\$78,500	\$73,600	\$149,900	\$86,400
<b>Total</b>	<b>\$130,800</b>	<b>\$74,500</b>	<b>\$154,800</b>	<b>\$93,300</b>



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING K**  
**Asset # : 2299**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Granite	10%			LIFE	**	5	\$7,800	
Masonry: Limestone	90%			LIFE	**	5	\$70,600	
Windows								
Aluminum	25%			2044	**	5	\$2,300	
Bronze/Brass	75%			2036	**	5	\$42,600	
Parapets								
Masonry: Limestone	35%			LIFE	**	5	\$6,100	
Metal Panel	15%			2038	**	5	\$8,100	
Metal Rail	50%			2033	**	5-10	\$126,100	
Roof								
IRMA/Protected Membrane	50%	Now	\$30,100	2028			\$601,200	
			<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Flat Roof</i>					
			<i>Split/Cracked, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Various Locations Throughout</i>					
			<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Joint Lines</i>					
Metal Panel	20%			2026	\$340,300	10	\$39,000	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Original Monel Panels, Material Beyond Its Useful Life</i>					
Sloped Glazing	20%	Now	\$564,900	LIFE	**	5	\$283,500	
			<i>Condensation Present, Extent : Moderate, Area Affected : 60%</i>					
			<i>Location : Attic Space</i>					
			<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Mullions And Structural Supports</i>					
			<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Attic Space</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Corrugated Glass. Material Component Beyond Useful Life</i>					
Sloped Glazing	10%	Now	\$141,200	LIFE	**	5	\$141,800	
			<i>Condensation Present, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Barrel Glass Vault Above Greek And Roman Wing</i>					
			<i>Drains Clogged, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Ponding Above Greek And Roman Wing</i>					

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific 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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

## Interior

## Floors

Carpet	15%			2027	\$586,800	3	\$81,000	
Mosaic Tile	10%			2033	**	5	\$67,500	
Granite Panels	25%			LIFE	**	5	\$50,600	
Marble Panels	30%			LIFE	**	5	\$60,800	
Wood	20%			2043	**	5	\$101,300	

## Interior Walls

Gypsum Board	100%			LIFE	**	5	\$251,600	
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## Ceilings

Glass: Susp Panels	50%			LIFE	**			
Plaster	50%			LIFE	**	5	\$85,800	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

## Heating

## Energy Source

Utility Steam	100%			2038	**	1		
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement D Channel*

*Explanation : Steam Provided By Con Edison*

## Conversion Equipment

Heat Exchanger, Plate & Frame	10%			2031	**	1	\$8,900	
Pres. Reducing Valve/LP Steam	90%			2024	\$114,300	5	\$9,600	

## Distribution

Hot Wtr Piping/Pump	10%			2036	**	4	\$900	
Central Plant Steam Piping/Pmp	90%	Now	\$146,100	2038	**	4	\$8,000	

*Steam Traps Faulty, Extent : Moderate, Area Affected : 20%*

*Location : Various Areas*

## Terminal Devices

Air Handler	80%			2028	\$2,157,300	1	\$89,300	
Convactor/Radiator	10%			2033	**	1	\$5,800	
Fan Coil Unit/Heat	10%			2028	\$287,200	1	\$5,800	

## Air Conditioning

## Energy Source

Electricity	100%			2036	**	1		
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## Conversion Equipment

Centrifugal, Elec Chiller	100%			2037	**	1	\$195,200	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement AC Room*

*Explanation : 1 Unit. R-123 Refrigerant*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific 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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	100%			2038	**	4	\$13,300	
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	90%			2028	\$1,935,700	1	\$100,400	
Fan Coil - 4 Pipe	10%			2028	\$449,000	1	\$5,800	
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%	Now	\$88,400	LIFE	**	2-5	\$100,600	
<i>Faulty Air Intake, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Louvers Are Inoperable, Air Dampers Are Not Working Properly</i>								
<b>Exhaust Fans</b>								
Interior	90%			2028	\$614,100	2	\$5,000	
Roof	10%			2028	\$31,800	2	\$600	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2038	**	1		
<b>Water Heater</b>								
Electric	10%			2023	\$16,900	4	\$100	
No Component	90%							
<b>HW Heat Exchanger</b>								
Steam Fired	100%			2038	**	4	\$26,800	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Sump Pump(s)</b>								
Non-Submersible	100%			2028	\$29,200	4	\$3,800	
<b>Sewage Ejector(s)</b>								
Electric	100%			2028	\$55,200	4	\$7,200	
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units - G, Ll, 1m, 1-4; 1 Unit - G, Ll, 1m, 1-3; 1 Unit - B, G, M, 2</i>								
<i>Explanation : 4 Units</i>								
<b>Fire Suppression</b>								
<b>Standpipe</b>								
Generic	100%			2038	**	1-5	\$91,000	
<b>Sprinkler</b>								
No Component	75%							
Generic	25%			2054	**	1-2	\$12,600	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : METROPOLITAN MUSEUM OF ART WING M AND COURT A-M  
**Address** : 5TH AVE AND 82ND STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DCA0001.M00 / 2294 **Yr Built/Renovated** : 1924 / 2010  
**Area Sq Ft** : 201,373 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 02-Jun-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1111 **Lot** : 1 **BIN** : 1083810

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$14,177,100	\$595,100
Interior Architecture	\$176,800	\$523,800
Mechanical	\$5,318,500	\$5,640,300
<b>Total</b>	<b>\$19,672,400</b>	<b>\$6,759,200</b>
Importance Code A	\$14,177,100	\$595,100
Importance Code B	\$5,375,000	\$5,910,600
Importance Code C	\$120,300	\$253,500
<b>Total</b>	<b>\$19,672,400</b>	<b>\$6,759,200</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture			\$10,900	\$1,000
Interior Architecture	\$78,000			\$56,500
Mechanical	\$85,600	\$47,800	\$124,600	\$53,900
Elevators/Escalators	\$13,800	\$13,800	\$13,800	\$13,800
<b>Total</b>	<b>\$177,500</b>	<b>\$61,600</b>	<b>\$149,300</b>	<b>\$125,200</b>
Importance Code A			\$10,900	\$1,000
Importance Code B	\$177,500	\$61,600	\$138,400	\$124,200
Importance Code C				
<b>Total</b>	<b>\$177,500</b>	<b>\$61,600</b>	<b>\$149,300</b>	<b>\$125,200</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING M AND COURT A-M**

**Asset # : 2294**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$2,800	
Panel/Paver: Limestone	35%	Now	\$196,400	LIFE	**	5	\$23,800	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
Window Wall	30%			2048	**	5	\$101,800	
No Component	30%							
Windows								
Aluminum	100%			2044	**	5	\$2,100	
Parapets								
Concrete Masonry Unit	50%			LIFE	**	5	\$10,100	
Metal Panel	5%			2048	**	5	\$3,400	
Metal Rail	45%			2041	**	5-10	\$144,700	
Roof								
Modified Bitumen	30%			2033	**	10	\$54,800	
Single Ply Membrane	5%			2033	**	10	\$9,100	
Skylight, Metal/Glass	45%	Now	\$13,787,000	2058	**			
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Manufacturer's Defect - Nickel Sulfite Explosion</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout A-M And M Wing</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout A-M And M Wing</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mezzanine Exhibit Space</i>								
Sloped Glazing	20%			LIFE	**	5	\$487,300	
Interior								
Floors								
Carpet	15%			2027	\$654,900	3	\$90,400	
Panel/Paver: Cer/Brk	10%			2044	**	5	\$67,800	
Granite Panels	20%			LIFE	**	5	\$45,200	
Marble Panels	35%			LIFE	**	5	\$79,100	
Wood	20%			2056	**	5	\$113,000	
Interior Walls								
Gypsum Board	50%			LIFE	**	5	\$152,100	
Masonry: Limestone	10%	0-2	\$120,300	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Wall - Inner Courtyard</i>								
Masonry: Limestone	20%			LIFE	**			
Plaster	15%			LIFE	**	5	\$22,800	
Wood	5%			LIFE	**	5	\$101,400	

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 M AND COURT A-M**

**Asset # : 2294**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

## Interior

## Ceilings

AcousTileConcealSpLn	15%			2041	**	5	\$53,700	
AcousTileSusp.Lay-In	20%			2041	**	5	\$57,200	
Exposed Struc: Wood	5%			LIFE	**			
Glass: Susp Panels	35%			LIFE	**			
Gypsum Board	25%			LIFE	**	5	\$89,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

## Heating

## Energy Source

Utility Steam	100%			2038	**	1		
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement D Tunnel*

*Explanation : Steam Provided By Con Edison*

## Distribution

Hot Wtr Piping/Pump	40%	0-2	\$6,700	2027	\$133,400	4	\$4,000	
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*Corroded, Extent : Moderate, Area Affected : 10%*

*Location : Various*

*Malfunctioning, Extent : Severe, Area Affected : 10%*

*Location : Temperature Control System*

Central Plant Steam Piping/Pmp	60%	0-2	\$108,700	2028	\$2,173,600	4	\$6,000	
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*Corroded, Extent : Moderate, Area Affected : 10%*

*Location : Various*

## Terminal Devices

Air Handler	30%			2033	**	1	\$37,400	
Air Handler	60%			2023	\$1,805,900	1	\$74,700	
Convactor/Radiator	10%			2026	\$114,600	1	\$6,500	

## Air Conditioning

## Energy Source

Electricity	100%			2036	**	1		
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## Conversion Equipment

Centrifugal, Elec Chiller	80%			2024	\$1,937,900	1	\$174,300	
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*Other Observation, Extent : Light, Area Affected : 80%*

*Location : Basement*

*Explanation : 2 Units - Refrigerant R123*

Interior Pkg Unit - Cooling	10%			2026	\$800,300	2	\$1,200	
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*R-22 Refrigerant, Extent : Light, Area Affected : 10%*

*Location : Various Areas*

No Component	10%							
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING M AND COURT A-M**

**Asset # : 2294**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Distribution</b>								
	CW & CHW Wtr Pipe/Pump	80%			2028	\$188,000	4	\$7,900
	No Component	20%						
<b>Terminal Devices</b>								
	Air Handler/Cool/Ht	20%			2033	**	1	\$24,900
	Air Handler/Cool/Ht	60%			2023	\$1,296,300	1	\$74,700
	No Component	20%						
<b>Heat Rejection</b>								
	Water Cooling Tower	80%			2029	\$584,900	2	\$162,100
	<i>Other Observation, Extent : Light, Area Affected : 80%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 2 Units</i>							
	No Component	20%						
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%	Now	\$98,600	LIFE	**	2-5	\$112,300
	<i>Faulty Air Intake, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Intake Louvers - Various Areas</i>							
	<i>Unbalanced System, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Various Areas</i>							
<b>Exhaust Fans</b>								
	Interior	70%			2033	**	2	\$4,300
	Roof	10%			2033	**	2	\$600
	Roof	20%			2023	\$71,100	2	\$1,200
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%			2028	\$1,595,600	1	
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Sump Pump(s)</b>								
	Non-Submersible	100%			2028	\$32,600	4	\$4,300
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								
<b>Elevators</b>								
	Geared Traction	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1 Unit From Ground To 5th Floor, 1 Unit From G, 1, 1M, 2, 2M, 3</i>							
	<i>Explanation : Two Units</i>							
<b>Fire Suppression</b>								
<b>Standpipe</b>								
	Generic	100%			2038	**	1-5	\$101,500

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING M AND COURT A-M**

**Asset # : 2294**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Fire Suppression	Sprinkler							
	No Component	40%						
	Generic	60%		2048	**	1-2	\$33,800	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : METROPOLITAN MUSEUM OF ART WING O  
**Address** : 5TH AVE AND 82ND STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DCA0001.O00 / 2295 **Yr Built/Renovated** : 1972 / 2009  
**Area Sq Ft** : 41,155 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 02-Jun-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 1111 **Lot** : 1 **BIN** : 1083810

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$586,900	\$679,300
Interior Architecture		\$1,354,800
Mechanical	\$59,200	\$1,354,200
<b>Total</b>	<b>\$646,100</b>	<b>\$3,388,300</b>
Importance Code A	\$586,900	\$679,300
Importance Code B	\$59,200	\$1,354,200
Importance Code C		\$1,354,800
<b>Total</b>	<b>\$646,100</b>	<b>\$3,388,300</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture			\$17,300	
Interior Architecture	\$16,400			\$17,600
Mechanical	\$38,500	\$6,800	\$27,000	\$43,800
<b>Total</b>	<b>\$54,900</b>	<b>\$6,800</b>	<b>\$44,300</b>	<b>\$61,300</b>
Importance Code A	\$400	\$400	\$17,700	\$37,200
Importance Code B	\$54,500	\$6,400	\$26,600	\$21,300
Importance Code C				\$2,900
<b>Total</b>	<b>\$54,900</b>	<b>\$6,800</b>	<b>\$44,300</b>	<b>\$61,300</b>



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING O**  
**Asset # : 2295**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Panel/Paver: Limestone	85%			LIFE	**	5	\$32,700	
Window Wall	15%			2048	**	5	\$28,900	
<b>Parapets</b>								
Cast in Place Concrete	35%			LIFE	**	5	\$53,100	
Metal Panel	10%			2048	**	5	\$5,700	
Metal Rail	30%			2041	**	5-10	\$79,600	
Panel/Paver: Limestone	25%			LIFE	**	5	\$4,000	
<b>Roof</b>								
IRMA/Protected Membrane	30%	Now	\$182,100	2038	**			
			<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Flat Sections</i>					
			<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Flat Sections</i>					
			<i>Ponding, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Flat Sections</i>					
Sloped Glazing	30%			LIFE	**	5	\$268,400	
Sloped Glazing	40%	Now	\$356,500	LIFE	**	5	\$357,800	
			<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : At Pyramid</i>					
<b>Interior</b>								
<b>Floors</b>								
Carpet	25%			2027	\$223,100	3	\$30,800	
Panel/Paver: Cer/Brk	10%			2044	**	5	\$13,900	
Marble Panels	40%			LIFE	**	5	\$18,500	
Slate	10%			LIFE	**	5	\$6,500	
Wood	15%			2056	**	5	\$17,300	
<b>Interior Walls</b>								
Fabric on Framing	15%			2029	\$1,354,800	5	\$5,900	
Gypsum Board	40%			LIFE	**	5	\$18,800	
Masonry: Brick	15%			LIFE	**			
Masonry: Limestone	30%			LIFE	**			
<b>Ceilings</b>								
Exposed Concrete	45%			LIFE	**	5	\$3,600	
Glass: Susp Panels	20%			LIFE	**			
Gypsum Board	35%			LIFE	**	5	\$22,400	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**Heating**

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING O**  
**Asset # : 2295**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Utility Steam	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement D Channel</i>								
<i>Explanation : Steam Provided By Con Edison</i>								
<hr/>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	20%			2024	\$12,600	1	\$4,100	
Pres. Reducing Valve/LP Steam	80%			2024	\$23,200	5	\$2,000	
<hr/>								
Distribution								
Hot Wtr Piping/Pump	20%			2036	**	4	\$400	
Central Plant Steam Piping/Pmp	80%	Now	\$59,200	2028	\$592,300	4	\$1,600	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Various Areas</i>								
<hr/>								
Terminal Devices								
Air Handler	50%			2033	**	1	\$12,700	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : 3rd Floor Mechanical Equipment Room</i>								
<i>Explanation : Ahus</i>								
Air Handler	50%			2028	\$307,600	1	\$12,700	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement Mechanical Equipment Room</i>								
<i>Explanation : Ahus</i>								
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
District Chilled Water	100%			2048	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : W Wing Basement</i>								
<i>Explanation : Chilled Water Comes From W Wing</i>								
<hr/>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$5,300	2028	\$53,400	4	\$2,000	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement Mechanical Equipment Room</i>								
<hr/>								
Terminal Devices								
Air Handler/Cool/Ht	50%			2033	**	1	\$12,700	
Air Handler/Cool/Ht	50%			2028	\$245,300	1	\$12,700	
<hr/>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%	Now	\$20,200	LIFE	**	2-5	\$22,900	
<i>Faulty Air Intake, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Louvers Are Inoperable, Air Dampers Are Not Working Properly</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING O**  
**Asset # : 2295**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Ventilation</b>								
	Exhaust Fans							
	Interior	100%			2028	\$155,600	2	\$1,300
<b>Plumbing</b>								
	H/C Water Piping							
	Brass/Copper	100%			2038	**	1	
	Water Heater							
	Electric	20%			2023	\$7,700	4	
	No Component	80%						
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location :</i>					
			<i>Explanation : Hot Water Comes From W Wing</i>					
	Sanitary Piping							
	Cast Iron	100%	Now	\$6,400	LIFE	**	1	
			<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Water Backs Up, Basement</i>					
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	50%			2023	\$3,300	4	\$400
	Non-Submersible	50%			2033	**	4	\$700
	Fixtures							
	Generic	100%						
<b>Vertical Transport</b>								
	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1 Unit From Ground To 2nd Floor, 1 Unit From Ground To 1st Floor</i>					
			<i>Explanation : 2 Units</i>					
<b>Fire Suppression</b>								
	Standpipe							
	Generic	100%			2038	**	1-5	\$20,800
	Sprinkler							
	No Component	80%						
	Generic	20%			2048	**	1-2	\$2,300

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : METROPOLITAN MUSEUM OF ART WING P  
**Address** : 5TH AVE AND 82ND STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DCA0001.P00 / 2807 **Yr Built/Renovated** : 1975 / 2012  
**Area Sq Ft** : 56,140 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 20-May-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 1111 **Lot** : 1 **BIN** : 1083810

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$121,400	\$56,600
Interior Architecture		\$2,407,300
Mechanical	\$1,672,000	\$508,700
<b>Total</b>	<b>\$1,793,400</b>	<b>\$2,972,600</b>
Importance Code A	\$121,400	\$56,600
Importance Code B	\$1,672,000	\$561,200
Importance Code C		\$2,354,800
<b>Total</b>	<b>\$1,793,400</b>	<b>\$2,972,600</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$39,700		\$900	
Interior Architecture	\$35,200	\$2,100		\$15,500
Mechanical	\$53,500	\$19,900	\$41,300	\$70,100
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
<b>Total</b>	<b>\$134,400</b>	<b>\$28,000</b>	<b>\$48,100</b>	<b>\$91,400</b>
Importance Code A	\$40,300	\$600	\$1,400	\$50,700
Importance Code B	\$94,100	\$27,400	\$46,700	\$35,800
Importance Code C				\$5,000
<b>Total</b>	<b>\$134,400</b>	<b>\$28,000</b>	<b>\$48,100</b>	<b>\$91,400</b>



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 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING P**  
**Asset # : 2807**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Concrete Masonry Unit	50%			LIFE	**	5	\$28,300	
Stucco Cement	50%			2041	**	5	\$113,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Is Actually An Eifs Wall Assembly</i>								
<b>Windows</b>								
Aluminum	75%			2050	**	5	\$2,600	
Metal Louvers	25%			2041	**	10	\$5,500	
<b>Parapets</b>								
Concrete Masonry Unit	40%			LIFE	**	5	\$4,000	
Metal Panel	5%			2048	**	5	\$1,700	
Metal Rail	35%			2041	**	5-10	\$56,300	
Weathering Steel	20%			LIFE	**	1		
<b>Roof</b>								
Modified Bitumen	100%	Now	\$64,800	2036	**			
<i>Drains Clogged, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Under Cooling Towers</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	25%			2027	\$304,300	3	\$42,000	
Ceramic Tile	5%			2037	**	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%			2056	**	5	\$15,800	
<b>Interior Walls</b>								
Fabric on Framing	10%			2029	\$2,289,400	5	\$9,900	
Gypsum Board	55%			LIFE	**	5	\$65,400	
Plaster	35%			LIFE	**	5	\$20,800	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%			2045	**	5	\$8,400	
AcousTileSusp.Lay-In	40%			2041	**	5	\$33,600	
Gypsum Board	50%			LIFE	**	5	\$52,500	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Utility Steam	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement D Channel</i>								
<i>Explanation : Steam Provided By Con Edison</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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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 P**  
**Asset # : 2807**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	20%			2024	\$17,200	1	\$5,600	
Pres. Reducing Valve/LP Steam	80%			2024	\$31,600	5	\$2,700	
<b>Distribution</b>								
Hot Wtr Piping/Pump	20%	Now	\$3,700	2036	**	4	\$600	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 3rd Floor Mechanical Room</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 3rd Floor By-Pass Line</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Extensive Clogging Due To Aged</i>								
Central Plant Steam Piping/Pmp	80%	Now	\$161,600	2038	**	4	\$2,200	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout (Due To Aged)</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Pneumatic Control System</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Areas</i>								
<b>Terminal Devices</b>								
Air Handler	80%			2023	\$671,300	1	\$27,800	
Convactor/Radiator	20%			2026	\$63,900	1	\$3,600	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2036	**	1		
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	100%	Now	\$3,600	2038	**	4	\$2,800	
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 3rd Floor Mechanical Room And Various Locations</i>								
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	100%	Now	\$13,400	2023	\$669,300	1	\$31,200	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coils Connections, Various Areas</i>								
<b>Heat Rejection</b>								
Water Cooling Tower	100%			2032	**	2	\$56,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Total Of 8 New Units. They Also Service Other Adjacent Buildings</i>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%	Now	\$27,500	LIFE	**	2-5	\$31,300	
<i>Faulty Air Intake, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Louvers Are Inoperable, Air Dampers Are Not Working Properly</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING P**  
**Asset # : 2807**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Ventilation</b>								
	Exhaust Fans							
	Interior	80%			2023	\$169,800	2	\$1,400
	Roof	20%			2023	\$19,800	2	\$300
<b>Plumbing</b>								
	H/C Water Piping							
	Brass/Copper	100%			2028	\$444,800	1	
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						
<b>Vertical Transport</b>								
	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1-3</i>					
			<i>Explanation : 1 Unit</i>					
<b>Fire Suppression</b>								
	Standpipe							
	Generic	100%			2038	**	1-5	\$28,300
	Sprinkler							
	No Component	80%						
	Generic	20%			2048	**	1-2	\$3,200

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : METROPOLITAN MUSEUM OF ART WING R  
**Address** : 5TH AVE AND 82ND STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DCA0001.R00 / 2300 **Yr Built/Renovated** : 1973 /  
**Area Sq Ft** : 186,591 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 20-May-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1111 **Lot** : 1 **BIN** : 1083810

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$16,602,400	\$1,884,500
Interior Architecture	\$424,700	\$6,214,100
Mechanical	\$5,735,700	\$2,551,500
<b>Total</b>	<b>\$22,762,800</b>	<b>\$10,650,200</b>
Importance Code A	\$16,764,600	\$1,884,500
Importance Code B	\$5,638,900	\$2,850,900
Importance Code C	\$359,300	\$5,914,800
<b>Total</b>	<b>\$22,762,800</b>	<b>\$10,650,200</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture				
Interior Architecture	\$41,900	\$7,000		\$33,500
Mechanical	\$90,000	\$53,500	\$129,400	\$53,300
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
<b>Total</b>	<b>\$161,500</b>	<b>\$90,100</b>	<b>\$159,000</b>	<b>\$116,400</b>
Importance Code A	\$1,800	\$1,800	\$1,800	\$6,300
Importance Code B	\$159,600	\$88,200	\$157,100	\$97,600
Importance Code C				\$12,500
<b>Total</b>	<b>\$161,500</b>	<b>\$90,100</b>	<b>\$159,000</b>	<b>\$116,400</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING R**  
**Asset # : 2300**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Panel/Paver: Limestone	15%			LIFE	**	5	\$9,200	
Window Wall	85%			2038	**	5	\$261,100	
<b>Roof</b>								
Built-Up (BUR)	5%			2028	\$100,500	10	\$6,500	
Sloped Glazing	95%	Now	\$16,471,800	LIFE	**	5	\$1,653,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Condensation Present, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Purlins, Mullions And Drip Pans</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Perimeter Gutter - West Roof. Infiltrating Van Gogh Gallery</i>								
<b>Interior</b>								
Floors								
Carpet	15%			2027	\$606,800	3	\$83,800	
Cast in Place Concrete	20%			LIFE	**	5	\$122,200	
Ceramic Tile	5%			2037	**	5	\$14,000	
Granite Panels	20%			LIFE	**	5	\$41,900	
Terrazzo	15%			LIFE	**	5	\$32,700	
Wood	25%			2056	**	5	\$130,900	
<b>Interior Walls</b>								
Cast in Place Concrete	15%	Now	\$359,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Parking Ramp</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Parking Garage - Retaining Walls</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Parking Ramp To Staff Lot</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$6,700	
Fabric on Framing	15%			2029	\$5,784,000	5	\$25,000	
Gypsum Board	32%			LIFE	**	5	\$64,100	
Marble Panels	3%			LIFE	**			
Plaster	25%			LIFE	**	5	\$25,000	
Wood	5%			LIFE	**	5	\$66,700	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%			2041	**	5	\$41,900	
Exposed 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%			LIFE	**	5	\$26,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING R**  
**Asset # : 2300**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Utility Steam	100%			2038	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement D Channel</i>						
		<i>Explanation : Steam Provided By Con Edison</i>						
<b>Conversion Equipment</b>								
Heat Exchanger, Plate & Frame	20%			2024	\$57,100	1	\$18,500	
Pres. Reducing Valve/LP Steam	80%			2024	\$105,100	5	\$8,900	
<b>Distribution</b>								
Hot Wtr Piping/Pump	20%	Now	\$3,100	2027	\$61,800	4	\$1,800	
		<i>Corroded, Extent : Severe, Area Affected : 15%</i>						
		<i>Location : Mech Room</i>						
Central Plant Steam Piping/Pmp	80%	Now	\$268,500	2038	**	4	\$7,400	
		<i>Corroded, Extent : Severe, Area Affected : 15%</i>						
		<i>Location : Various</i>						
		<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Pneumatic Control System</i>						
		<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Various</i>						
<b>Terminal Devices</b>								
Air Handler	80%			2023	\$2,231,100	1	\$92,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : In P Wing 3rd Floor Mechanical Room</i>						
		<i>Explanation : Air Handlers</i>						
Convactor/Radiator	20%			2026	\$212,400	1	\$12,100	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2036	**	1		
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	50%			2037	**	1	\$101,000	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : K Wing South Garage Mechanical Room</i>						
		<i>Explanation : 1 Unit, R-123</i>						
Centrifugal, Elec Chiller	50%			2041	**	1	\$101,000	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : K Wing South Garage Mechanical Room</i>						
		<i>Explanation : 1 Unit, R-123</i>						
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	100%			2038	**	4	\$13,800	

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING R**  
**Asset # : 2300**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	100%			2023	\$2,224,400	1	\$115,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : In P Wing 3rd Floor Mechanical Room</i>								
<i>Explanation : Air Handlers</i>								
Heat Rejection								
Water Cooling Tower	100%			2029	\$752,700	2	\$187,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Units For The Chillers In K Wing</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$91,400	LIFE	**	2-5	\$104,000	
<i>Faulty Air Intake, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Louvers Are Inoperable, Air Dampers Are Not Working Properly</i>								
Exhaust Fans								
Interior	100%			2023	\$705,600	2	\$5,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2028	\$1,478,500	1		
Water Heater								
Electric	30%			2023	\$52,400	4	\$300	
No Component	70%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Hot Water Comes From W Wing</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	70%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : G, I, M, 2</i>								
<i>Explanation : 2 Units</i>								
Hydraulic	30%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2038	**	1-5	\$94,100	

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING R**  
**Asset # : 2300**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Fire Suppression	Sprinkler							
	No Component	80%						
	Generic	20%		2048	**	1-2	\$10,500	

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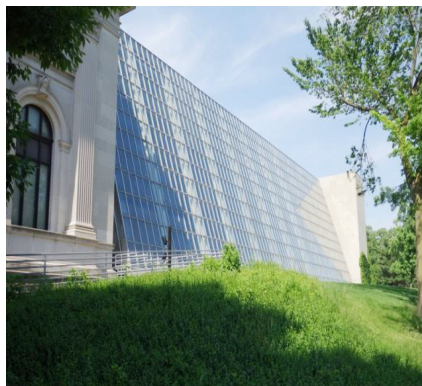
Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : METROPOLITAN MUSEUM OF ART WING S  
**Address** : 5TH AVE AND 82ND STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DCA0001.S00 / 2301 **Yr Built/Renovated** : 1972 / 2008  
**Area Sq Ft** : 117,831 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 03-Jun-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4  
**Block** : 1111 **Lot** : 1 **BIN** : 1083810

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$14,427,100	\$1,548,200
Interior Architecture	\$229,500	\$3,556,300
Mechanical	\$899,200	\$1,938,500
<b>Total</b>	<b>\$15,555,800</b>	<b>\$7,042,900</b>
Importance Code A	\$14,497,600	\$1,548,200
Importance Code B	\$1,058,200	\$2,200,100
Importance Code C		\$3,294,600
<b>Total</b>	<b>\$15,555,800</b>	<b>\$7,042,900</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$900			
Interior Architecture	\$105,400	\$2,200		\$667,600
Mechanical	\$42,300	\$10,900	\$21,900	\$10,400
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
<b>Total</b>	<b>\$154,500</b>	<b>\$19,100</b>	<b>\$27,800</b>	<b>\$684,000</b>
Importance Code A	\$1,800	\$900	\$900	\$3,800
Importance Code B	\$118,000	\$18,200	\$27,000	\$673,200
Importance Code C	\$34,700			\$6,900
<b>Total</b>	<b>\$154,500</b>	<b>\$19,100</b>	<b>\$27,800</b>	<b>\$684,000</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING S**  
**Asset # : 2301**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%	Now	\$37,700	LIFE	**	5	\$5,000	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
Masonry: Limestone	10%	Now	\$50,000	LIFE	**	5	\$6,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Window Wall	80%			2048	**	5	\$241,800	
Windows								
Aluminum	100%	Now	\$900	2044	**	5	\$100	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade - During Driving Rain</i>								
Roof								
Modified Bitumen	5%			2036	**	10	\$5,600	
Sloped Glazing	95%	Now	\$14,218,500	LIFE	**	5	\$1,427,300	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Condensation Present, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Temple Of Dendur</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Purlins And Drain Channels</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Side - Temple Of Dendur</i>								
Interior								
Floors								
Carpet	25%			2024	\$638,700	3	\$88,200	
Cast in Place Concrete	5%			LIFE	**	5	\$19,300	
Ceramic Tile	5%			2031	**	5	\$8,800	
Granite Panels	30%			LIFE	**	5	\$39,700	
Marble Panels	10%			LIFE	**	5	\$13,200	
Vinyl Tile	10%			2028	\$170,200	3	\$6,600	
Wood	15%			2056	**	5	\$49,600	
Interior Walls								
Concrete Masonry Unit	5%	Now	\$34,700	LIFE	**	5	\$5,500	
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Loading Dock Walls Abutting Temple Of Dendur</i>								
Fabric on Framing	10%			2029	\$3,181,800	5	\$13,800	
Gypsum Board	35%			LIFE	**	5	\$57,800	
Panel/Paver: Limestone	45%			LIFE	**			
Wood	5%			LIFE	**	5	\$55,100	

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING S**  
**Asset # : 2301**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileConcealSpLn	15%			2041	**	5	\$38,900	
Glass: Susp Panels	65%	Now	\$229,500	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gallery Adjacent To Temple Of Dendur</i>								
Gypsum Board	20%			LIFE	**	5	\$51,800	
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
<b>Energy Source</b>								
Utility Steam	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement D Tunnel</i>								
<i>Explanation : Steam Provided By Con Edison</i>								
<b>Conversion Equipment</b>								
Heat Exchanger, Plate & Frame	15%			2043	**	1	\$8,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Steam Rm</i>								
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : For Radiators In Stairwells</i>								
<i>Explanation : 1 Unit</i>								
Pres. Reducing Valve/LP Steam	85%			2024	\$70,500	5	\$5,900	
<i>Other Observation, Extent : Light, Area Affected : 85%</i>								
<i>Location : Basement</i>								
<i>Explanation : Services The A M And F Wings As Well</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	15%	Now	\$2,900	2027	\$29,300	4	\$900	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Central Plant Steam Piping/Pmp	85%	Now	\$360,400	2028	\$1,801,800	4	\$4,900	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Bms And Pneumatic Control System</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING S**  
**Asset # : 2301**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convactor/Radiator	15%			2026	\$100,600	1	\$5,700	
Under Construction	85%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Replacement Of Ahu</i>								
Air Conditioning								
Energy Source								
District Chilled Water	90%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : M Wing Mechanical Room</i>								
<i>Explanation : Chilled Water Comes From M Wing</i>								
Electricity	10%			2036	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	10%			2022	\$468,300	2	\$700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various</i>								
No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Chilled Water Comes From M Wing</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	90%	Now	\$1,400	2038	**	4	\$5,200	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
No Component	10%							
Terminal Devices								
No Component	10%							
Under Construction	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Ahu Replacement</i>								
Ventilation								
Distribution								
Under Construction	100%							
Exhaust Fans								
Under Construction	100%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
HW Heat Exchanger								
Steam Fired	100%			2038	**	4	\$17,500	

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING S**  
**Asset # : 2301**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)	Non-Submersible	100%	Now	\$19,100	2038	**	4	\$2,500
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Pool Filter/Treatment	Sand	100%			2033	**	4	\$43,800
Sewage Ejector(s)	Electric	100%			2028	\$36,100	4	\$4,700
Fixtures	Generic	100%						
<b>Vertical Transport</b>								
Elevators	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : G-1</i>								
<i>Explanation : 1 Unit</i>								
<b>Fire Suppression</b>								
Standpipe	Generic	100%			2038	**	1-5	\$59,400
Sprinkler	No Component	70%						
	Generic	30%			2048	**	1-2	\$9,900

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : METROPOLITAN MUSEUM OF ART WING T  
**Address** : 5TH AVE AND 82ND STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DCA0001.T00 / 2302 **Yr Built/Renovated** : 1983 /  
**Area Sq Ft** : 208,169 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 20-May-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1111 **Lot** : 1 **BIN** : 1083810

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$1,743,800	\$432,700
Interior Architecture	\$38,700	\$814,600
Mechanical	\$1,583,400	\$10,243,500
<b>Total</b>	<b>\$3,365,900</b>	<b>\$11,490,900</b>
Importance Code A	\$1,861,000	\$432,700
Importance Code B	\$1,504,900	\$10,780,800
Importance Code C		\$277,300
<b>Total</b>	<b>\$3,365,900</b>	<b>\$11,490,900</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$28,500		\$11,200	
Interior Architecture	\$83,700	\$7,800		\$42,800
Mechanical	\$62,200	\$54,900	\$132,500	\$67,100
Elevators/Escalators	\$20,700	\$20,700	\$20,700	\$20,700
<b>Total</b>	<b>\$195,200</b>	<b>\$83,400</b>	<b>\$164,400</b>	<b>\$130,700</b>
Importance Code A	\$30,600	\$2,100	\$13,300	\$7,000
Importance Code B	\$164,600	\$81,300	\$151,200	\$123,700
<b>Total</b>	<b>\$195,200</b>	<b>\$83,400</b>	<b>\$164,400</b>	<b>\$130,700</b>



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING T**  
**Asset # : 2302**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%	Now	\$27,900	LIFE	**	5	\$3,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stepped Up Wall Adjacent To R Bldg (East Facade)</i>								
Masonry: Granite	10%			LIFE	**	5	\$4,500	
Masonry: Limestone	70%	Now	\$575,400	LIFE	**	5	\$31,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Roof Drains - Throughout</i>								
Window Wall	10%			2048	**	5	\$22,400	
Windows								
Aluminum	100%			2036	**	5	\$1,300	
Parapets								
Concrete Masonry Unit	5%			LIFE	**	5	\$800	
Metal Rail	25%			2033	**	5-10	\$67,600	
Panel/Paver: Limestone	70%			LIFE	**	5	\$11,500	
Roof								
Modified Bitumen	38%	Now	\$140,700	2033	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Flat Roof</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side</i>								
<i>Ridging, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Plaza Roof: Stone Panels	25%	Now	\$74,800	2048	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Flashing</i>								
Sloped Glazing	27%	Now	\$862,100	LIFE	**	5	\$432,700	
<i>Condensation Present, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Above Patron Lounge</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Above Patron Lounge</i>								
Spray-on Foam	10%	Now	\$49,700	2038	**	5	\$8,000	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	25%			2027	\$1,128,400	3	\$155,800	
Cast in Place Concrete	10%			LIFE	**	5	\$68,200	
Ceramic Tile	5%			2037	**	5	\$15,600	
Granite Panels	15%			LIFE	**	5	\$35,100	
Marble Panels	20%			LIFE	**	5	\$46,700	
Quarry Tile	5%			2041	**	5	\$23,400	
Vinyl Tile	10%			2033	**	3	\$15,600	
Wood	10%			2056	**	5	\$58,400	
<b>Interior Walls</b>								
Gypsum Board	80%			LIFE	**	5	\$151,300	
Metal Panel	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Wood	10%			LIFE	**	5	\$126,100	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	25%			2041	**	5	\$77,500	
Exposed Concrete	10%			LIFE	**	5	\$4,800	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	55%			LIFE	**	5	\$213,000	
Wood	5%			LIFE	**	5	\$135,600	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Utility Steam	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement D Channel</i>								
<i>Explanation : Steam Provided By Con Edison</i>								
<b>Conversion Equipment</b>								
Heat Exchanger, Plate & Frame	20%			2031	**	1	\$20,600	
Pres. Reducing Valve/LP Steam	80%			2024	\$117,200	5	\$9,900	

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING T**  
**Asset # : 2302**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	20%	Now	\$6,900	2027	\$69,000	4	\$2,100	
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Areas</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Temperature Control, Mechanical Equipment Room</i>								
Central Plant Steam Piping/Pmp	80%	Now	\$599,200	2028	\$2,996,000	4	\$8,200	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Areas</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Temperature Control System, 1st Floor Mechanical Equipment Room</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	80%			2028	\$2,489,100	1	\$103,000	
Convactor/Radiator	20%			2026	\$236,900	1	\$13,500	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2037	**	1	\$225,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Garage Mechanical Equipment Room</i>								
<i>Explanation : 4 Units For T And R, R-123 Refrigerant</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2028	\$269,900	4	\$10,300	
Terminal Devices								
Air Handler/Cool/Ht	100%			2028	\$2,481,600	1	\$128,700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$40,800	LIFE	**	2-5	\$116,100	
<i>Faulty Air Intake, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Louvers Are Inoperable, Various Areas</i>								
Exhaust Fans								
Interior	90%			2023	\$708,500	2	\$5,700	
Roof	10%			2023	\$36,700	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2028	\$1,649,400	1		
Water Heater								
Electric	10%			2026	\$19,500	4	\$200	
No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Hot Water Comes From Building W.</i>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING T**  
**Asset # : 2302**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
	Sanitary Piping							
	Cast Iron	100%	Now	\$81,000	LIFE	**	1	
				<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>				
				<i>Location : 4th Floor Kitchen Trap</i>				
				<i>Corroded, Extent : Severe, Area Affected : 15%</i>				
				<i>Location : 4th Floor Kitchen</i>				
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2028	\$33,700	4	\$4,400
	Fixtures							
	Generic	100%						
<b>Vertical Transport</b>								
	Elevators							
	Geared Traction	80%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 1, M, 2, 3, 4</i>				
				<i>Explanation : 2 Units</i>				
	Hydraulic	20%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 20%</i>				
				<i>Location : 1 Freight Unit - 1, M, 2</i>				
				<i>Explanation : 1 Unit</i>				
<b>Fire Suppression</b>								
	Standpipe							
	Generic	100%			2038	**	1-5	\$105,000
	Sprinkler							
	No Component	80%						
	Generic	20%			2048	**	1-2	\$11,700
	Chemical System							
	Generic	100%			2023	\$29,700	1-3	\$3,700
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 4th Floor Kitchen</i>				
				<i>Explanation : 1 Set</i>				

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : METROPOLITAN MUSEUM OF ART WING W  
**Address** : 5TH AVE AND 82ND STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DCA0001.W00 / 2303 **Yr Built/Renovated** : 1913 / 2010  
**Area Sq Ft** : 64,628 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 01-Jun-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$116,200	\$205,700
Interior Architecture	\$44,500	\$385,300
Mechanical	\$2,804,100	\$1,879,000
<b>Total</b>	<b>\$2,964,700</b>	<b>\$2,470,000</b>
Importance Code A	\$116,200	\$205,700
Importance Code B	\$2,804,100	\$2,205,700
Importance Code C	\$44,500	\$58,600
<b>Total</b>	<b>\$2,964,700</b>	<b>\$2,470,000</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$23,300	
Interior Architecture	\$9,700	\$9,100	\$16,600	\$289,900
Mechanical	\$98,600	\$20,500	\$56,500	\$18,000
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
<b>Total</b>	<b>\$124,100</b>	<b>\$45,400</b>	<b>\$112,200</b>	<b>\$323,700</b>
Importance Code A	\$1,900		\$23,300	
Importance Code B	\$122,200	\$40,600	\$88,900	\$323,700
Importance Code C		\$4,900		
<b>Total</b>	<b>\$124,100</b>	<b>\$45,400</b>	<b>\$112,200</b>	<b>\$323,700</b>



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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING W**  
**Asset # : 2303**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Concrete Masonry Unit	45%	Now	\$41,600	LIFE	**	5	\$5,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Painting Conservation Studio</i>								
Masonry: Brick	55%	0-2	\$74,500	LIFE	**	5	\$10,900	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade - Underside Of Cap Flashing</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : North Facade</i>								
<b>Parapets</b>								
Metal Rail	100%			2033	**	5-10	\$36,800	
<b>Roof</b>								
IRMA/Protected Membrane	80%			2028	\$168,500	10	\$14,900	
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	5%			2033	**	10	\$900	
Sloped Glazing	15%			LIFE	**	5	\$37,200	
<b>Interior</b>								
<b>Floors</b>								
Carpet	20%			2024	\$280,200	3	\$38,700	
Cast in Place Concrete	10%			LIFE	**	5	\$21,200	
Marble Panels	15%			LIFE	**	5	\$10,900	
Terrazzo	15%			LIFE	**	5	\$11,300	
Vinyl Tile	35%			2028	\$326,700	3	\$12,700	
Wood	5%			2043	**	5	\$9,100	
<b>Interior Walls</b>								
Ceramic Tile	5%			2037	**	5	\$9,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$7,800	
Gypsum Board	50%			LIFE	**	5	\$58,600	
Plaster	25%	Now	\$44,500	LIFE	**	5	\$14,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Painting Conservation Studio</i>								
Plywood/Hardboard	10%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	25%			2033	**	5	\$24,200	
Exposed Concrete	60%			LIFE	**	5	\$9,100	
Gypsum Board	15%			LIFE	**	5	\$18,100	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**Heating**

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING W**  
**Asset # : 2303**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement D Tunnel</i>								
<i>Explanation : Steam Provided By Con Edison</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2031	**	5	\$3,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Steam Room</i>								
<i>Explanation : Incoming Steam Valve For Entire Museum. 2 Old Heat Exchangers In Working Condition</i>								
Distribution								
Hot Wtr Piping/Pump	20%	0-2	\$21,400	2053	**	4	\$600	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Various Areas</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement Steam Rm</i>								
Central Plant Steam Piping/Pmp	80%	Now	\$186,000	2028	\$930,100	4	\$2,500	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Return Pipe, Steam Room And Various Other Areas</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Temperature Control System</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Mech Equipment Room</i>								
<i>Explanation : Condensate And Cooling Tanks Are Undersized, The System Needs Upgrade Soon.</i>								
Terminal Devices								
Air Handler	75%	Now	\$72,400	2023	\$724,500	1	\$27,000	
<i>Corroded, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Connection Of Coils, Various Areas</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Connection Of Coils, Various Areas</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Bms And Pneumatic Control System</i>								
Convactor/Radiator	25%			2026	\$91,900	1	\$5,200	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING W**  
**Asset # : 2303**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2024	\$777,400	1	\$69,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mech Room</i>								
<i>Explanation : 3 Units - R11 Being Used - Providing C. W. To Adjacent Sections</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$8,400	2028	\$83,800	4	\$3,200	
<i>Corroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Return Piping</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Bms And Pneumatic System</i>								
Terminal Devices								
Air Handler/Cool/Ht	90%			2023	\$693,400	1	\$36,000	
Fan Coil - 2 Pipe	10%			2028	\$130,700	1	\$2,100	
Heat Rejection								
Water Cooling Tower	50%			2029	\$130,300	2	\$32,500	
Water Cooling Tower	50%	Now	\$13,000	2022	\$130,300	2	\$26,000	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Supporting Structure, Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof</i>								
<i>Explanation : Inefficient Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$31,700	LIFE	**	2-5	\$36,000	
<i>Faulty Air Intake, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Louvers Are Inoperable, Throughout</i>								
<i>Unbalanced System, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Areas</i>								
Exhaust Fans								
Interior	90%			2023	\$220,000	2	\$1,800	
Roof	10%			2023	\$11,400	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2028	\$512,100	1		
HW Heat Exchanger								
Steam Fired	100%			2054	**	4	\$9,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 New Units, Basement Mechanical Equipment Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mech Room</i>								
<i>Explanation : Major Domestic Hot Water Provider For The Museum</i>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING W**  
**Asset # : 2303**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2036	**	4	\$1,400
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
	Sewage Ejector(s)							
	Electric	100%			2033	**	4	\$3,900
	Fixtures							
	Generic	100%						
<b>Vertical Transport</b>								
	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1 Unit - Ll, G, 1, 1m, 2, 2m, 3m, 4; 1 Freight Unit - G, 1, 1m, 2, 2m, 3m</i>					
			<i>Explanation : 2 Units</i>					
<b>Fire Suppression</b>								
	Standpipe							
	Generic	100%			2038	**	1-5	\$32,600
	Sprinkler							
	No Component	75%						
	Generic	25%			2048	**	1-2	\$4,500
	Fire Pump							
	Generic	100%			2037	**	1	\$12,100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Services The Entire Museum</i>					

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : METROPOLITAN MUSEUM OF ART WING X  
**Address** : 5TH AVE AND 82ND STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DCA0001.X00 / 151 **Yr Built/Renovated** : 1912 / 2011  
**Area Sq Ft** : 32,461 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 01-Jun-2016 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1111 **Lot** : 1 **BIN** : 1083810

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$57,900	
Interior Architecture		\$200,100
Mechanical	\$52,600	\$1,167,100
<b>Total</b>	<b>\$110,400</b>	<b>\$1,367,200</b>
Importance Code A	\$57,900	
Importance Code B	\$52,600	\$1,331,200
Importance Code C		\$36,000
<b>Total</b>	<b>\$110,400</b>	<b>\$1,367,200</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$11,800		\$300	
Interior Architecture	\$15,800	\$2,100	\$16,700	\$327,600
Mechanical	\$31,000	\$4,900	\$12,000	\$4,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$62,500</b>	<b>\$11,000</b>	<b>\$32,900</b>	<b>\$336,500</b>
Importance Code A	\$11,800		\$300	
Importance Code B	\$50,700	\$11,000	\$32,600	\$336,500
Importance Code C				
<b>Total</b>	<b>\$62,500</b>	<b>\$11,000</b>	<b>\$32,900</b>	<b>\$336,500</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING X**  
**Asset # : 151**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	100%			LIFE	**	5	\$4,600	
Windows								
Steel	100%	Now	\$57,900	2053	**	5	\$6,100	
<i>Condensation Present, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Concrete Masonry Unit	30%			LIFE	**	5	\$500	
Metal Panel	10%			2038	**	5	\$600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Parapet Wall</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Parapet Wall</i>								
Metal Rail	60%	0-2	\$2,700	2033	**	5	\$6,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
IRMA/Protected Membrane	50%	Now	\$9,100	2033	**			
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Joint Lines</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 15%</i>								
<i>Location : Pavers Throughout</i>								
Modified Bitumen	50%			2036	**	10	\$8,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	45%			2024	\$316,700	3	\$43,700	
Cast in Place Concrete	10%			LIFE	**	5	\$10,600	
Vinyl Tile	35%			2028	\$164,100	3	\$6,400	
Wood	10%			2043	**	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	

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 X**  
**Asset # : 151**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

## Interior

## Ceilings

AcousTile,Adhered	20%			2041	**	5	\$9,700	
AcousTileSusp.Lay-In	50%			2033	**	5	\$24,300	
Exposed Concrete	20%			LIFE	**	5	\$1,500	
Exposed Struc: Steel	10%			LIFE	**			

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

## Heating

## Energy Source

Utility Steam	100%			2038	**	1		
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement D Tunnel*

*Explanation : Steam Provided By Con Edison*

## Distribution

Hot Wtr Piping/Pump	10%	Now	\$500	2027	\$5,400	4	\$200	
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*Corroded, Extent : Severe, Area Affected : 40%*

*Location : Throughout*

*Leak Evident, Extent : Severe, Area Affected : 5%*

*Location : Various Areas*

Central Plant Steam Piping/Pmp	90%	Now	\$52,600	2038	**	4	\$1,400	
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*Corroded, Extent : Severe, Area Affected : 40%*

*Location : Throughout*

*Leak Evident, Extent : Severe, Area Affected : 5%*

*Location : Various Areas*

*Malfunctioning, Extent : Severe, Area Affected : 10%*

*Location : Temperature Control System*

## Terminal Devices

Air Handler	85%			2028	\$412,400	1	\$17,100	
Convactor/Radiator	15%			2026	\$27,700	1	\$1,600	

## Air Conditioning

## Energy Source

District Chilled Water	100%			2038	**	1		
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : W Wing Mechanical Room*

*Explanation : Chilled Water Comes From W Wing*

## Distribution

CW & CHW Wtr Pipe/Pump	100%	Now	\$4,200	2038	**	4	\$1,600	
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*Corroded, Extent : Moderate, Area Affected : 30%*

*Location : Throughout*

## Terminal Devices

Air Handler/Cool/Ht	100%			2028	\$387,000	1	\$20,100	
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## Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**METROPOLITAN MUSEUM OF ART WING X**  
**Asset # : 151**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	100%	Now	\$15,900	LIFE	**	2-5	\$18,100
				<i>Faulty Air Intake, Extent : Severe, Area Affected : 5%</i>				
				<i>Location : The Louvers, Various Areas</i>				
				<i>Unbalanced System, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Various Areas</i>				
Exhaust Fans								
	Interior	90%			2028	\$110,500	2	\$900
	Roof	10%	0-2	\$5,700	2038	**	2	\$100
				<i>On Extended Life, Extent : Severe, Area Affected : 10%</i>				
				<i>Location : Roof</i>				
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2028	\$257,200	1	
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
				<i>Explanation : Aged</i>				
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
				<i>Explanation : Aged</i>				
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Ground, 1st, Mezzanine</i>				
				<i>Explanation : One Old Unit</i>				
Fire Suppression								
Standpipe								
	Generic	100%			2038	**	1-5	\$16,400
Sprinkler								
	No Component	80%						
	Generic	20%			2048	**	1-2	\$1,800

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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** : 10-Jan-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 16 **Lot** : 10 **BIN** : 1084594

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$289,800	\$369,000
Interior Architecture	\$47,300	\$850,100
Electrical	\$244,900	
Mechanical	\$3,254,700	\$47,900
<b>Total</b>	<b>\$3,836,700</b>	<b>\$1,267,000</b>
Importance Code A	\$488,800	\$369,000
Importance Code B	\$3,347,900	\$170,600
Importance Code C		\$727,400
<b>Total</b>	<b>\$3,836,700</b>	<b>\$1,267,000</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture		\$11,900		\$18,200
Interior Architecture	\$15,400	\$54,800	\$8,600	
Electrical	\$33,500	\$15,300	\$16,600	\$16,000
Mechanical	\$45,700	\$30,800	\$67,100	\$44,000
Elevators/Escalators	\$26,500	\$26,500	\$26,500	\$26,500
<b>Total</b>	<b>\$121,000</b>	<b>\$139,200</b>	<b>\$118,800</b>	<b>\$104,700</b>
Importance Code A	\$9,000	\$12,900	\$6,400	\$19,500
Importance Code B	\$107,200	\$126,200	\$112,400	\$85,200
Importance Code C	\$4,700			
<b>Total</b>	<b>\$121,000</b>	<b>\$139,200</b>	<b>\$118,800</b>	<b>\$104,700</b>



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 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	10%			LIFE	**	5	\$35,200	
Metal Panel	5%			2049	**	5-10	\$64,500	
Granite Panels	72%			LIFE	**	5	\$101,300	
Window Wall	10%			2049	**	5	\$70,300	
Wood Overhead Doors	3%	Now	\$37,100	2034	**	5	\$14,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Side Of Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : North Side Of Building</i>								
<i>Explanation : This Is Actually A Metal And Glass Overhead Door</i>								
Windows								
Aluminum	100%			2045	**	5	\$1,100	
Parapets								
Cast in Place Concrete	40%			LIFE	**	5	\$27,100	
Concrete Masonry Unit	10%			LIFE	**	5	\$700	
Metal Panel	5%			2049	**	5	\$1,300	
Granite Panels	45%			LIFE	**	5	\$3,200	
Roof								
IRMA/Protected Membrane	85%	Now	\$79,800	2034	**			
<i>Broken Paver Blocks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Outer Main Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Plaza Roof Over 1st Floor Classrooms</i>								
Metal Panel	5%			2042	**	10	\$10,400	
Sloped Glazing	10%	Now	\$137,800	LIFE	**	5	\$150,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cupola Of 1997 Wing</i>								
Soffits								
Exposed Struc: Steel	30%			LIFE	**	5	\$3,300	
Granite Panels	35%			LIFE	**	5	\$900	
Stucco Cement	35%			2042	**	5	\$3,100	
Interior								
Floors								
Carpet	48%			2028	\$1,099,400	3	\$123,900	
Cast in Place Concrete	5%			LIFE	**	5	\$18,800	
Ceramic Tile	10%			2038	**	5	\$17,200	
Panel/Paver: Cer/Brk	10%			2045	**	5	\$38,700	
Granite Panels	5%			LIFE	**	5	\$6,500	
Marble Panels	3%			LIFE	**	5	\$3,900	
Sheet Vinyl/Rubber	2%	Now	\$10,600	2034	**	5	\$2,600	
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Classroom 118</i>								
Vinyl Tile	10%			2034	**	3	\$6,500	
Wood	7%			2057	**	5	\$22,600	

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**  
**MUSEUM OF JEWISH HERITAGE**  
**Asset # : 4436**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Concrete Masonry Unit	10%			LIFE	**	5	\$3,700	
Fabric on Framing	5%			2030	\$727,400	5	\$2,300	
Glass Block	5%			LIFE	**			
Glass: Single Pane	10%			LIFE	**	5	\$6,900	
Gypsum Board	60%	Now	\$4,700	LIFE	**	5	\$32,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Classroom 118</i>								
Granite Panels	5%			LIFE	**			
Wood	5%			LIFE	**	5	\$18,300	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	55%			2042	**	5	\$94,700	
Exposed Concrete	20%			LIFE	**	5	\$5,400	
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$21,500	
Wood	5%			LIFE	**	5	\$75,300	
<b>Site Enclosure</b>								
<b>Retaining Walls</b>								
Masonry: Fieldstone	100%			2049	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Site</i>								
<i>Explanation : This Is Actually A Granite Clad Wall</i>								
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Pavers/Stone	100%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Perimeter</i>								
<i>Explanation : This Is Actually An Asphalt Paver</i>								
<b>On-Site Walkways</b>								
Asphalt	25%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Perimeter</i>								
<i>Explanation : This Is Actually An Asphalt Paver</i>								
Pavers/Stone	75%			2038	**			
<b>Activity Yard</b>								
Pavers/Stone	100%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Side Of Building</i>								
<i>Explanation : This Is Actually A Rock Garden</i>								
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**MUSEUM OF JEWISH HERITAGE**  
**Asset # : 4436**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
	Fused Disc Sw	60%			2049	**	5	\$300
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : New Wing Electrical Room</i>						
		<i>Explanation : Main Service Switch Rated At 5000 Amperes</i>						
	Fused Disc Sw	30%			2039	**	5	\$100
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Old Wing Electrical Room</i>						
		<i>Explanation : Main Service Switch Rated At 3000 Amperes</i>						
	Photovoltaic Panel(s)	10%	Now	\$2,600	2038	**	1	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : East Wing Roof</i>						
		<i>Explanation : Inverters Failed Photovoltaic Panels Are Not Operational</i>						
<b>Transformers</b>								
	Dry Type	35%			2042	**	5	\$100
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : New Wing Electrical Room</i>						
		<i>Explanation : One 34 Kilovolt-ampere, 230/2018/120volt</i>						
	Dry Type	65%			2042	**	5	\$300
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Two 34 Kilovolt-ampere For Photovoltaic System</i>						
<b>Switchgear / Switchboard</b>								
	Fused Disc Sw	70%			2049	**	5	\$300
	Molded Case Bkrs	30%			2049	**	5	\$900
<b>Raceway</b>								
	Conduit	100%			2049	**	1	
<b>Panelboards</b>								
	Molded Case Bkrs	30%			2037	**	5	\$900
	Molded Case Bkrs	70%			2045	**	5	\$2,100
<b>Wiring</b>								
	Thermoplastic	30%			2039	**	1	
	Thermoplastic	70%			2049	**	1	
<b>Motor Controllers</b>								
	Locally Mounted	100%			2042	**	5	\$800
<b>Ground</b>								
	Grounding Devices							
	Generic	100%			LIFE	**	5	\$1,700
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Ground Connection Located On Combined Domestic/fire Pump Water Supply Line</i>						
<b>Stand-by Power</b>								
	Transfer Switches							
	Automatic	100%			2042	**	1	\$35,400

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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 JEWISH HERITAGE**  
**Asset # : 4436**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Stand-by Power	Generators							
	Diesel	100%			2038	**	1	\$44,500
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 610 Kilowatts Nameplate Rating Capacity</i>					
	Batteries							
	Lead/Acid	100%			2023	\$1,600	5	\$4,300
	Fuel Storage							
	Day Tank	100%			2045	**	5	\$21,300
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 50 Gallons</i>					
Lighting	Interior Lighting							
	Fluorescent	10%			2034	**	10	\$10,500
			<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
	Fluorescent	40%			2034	**	10	\$42,200
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 20%</i>					
			<i>Location : 4th Floor Offices</i>					
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 80%</i>					
			<i>Location : Throughout The Building</i>					
	HID	10%			2034	**	10	\$400
	Incandescent	40%			2034	**	2	\$1,000
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Exhibit Spaces</i>					
	Egress Lighting							
	Emergency, Service	50%			2034	**	1	
	Exit, LED	50%			2057	**	1	
	Exterior Lighting							
	Fluorescent	50%	Now	\$192,100	2039	**		
			<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Exterior Of Core Museum</i>					
	No Component	50%						
Lightning Protection	Arresters/Cabling							
	Generic	100%			2044	**	5	\$3,400
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Old Wing</i>					
			<i>Explanation : Lightning Rods In The Old Wing Only</i>					
Alarm								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**MUSEUM OF JEWISH HERITAGE**  
**Asset # : 4436**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Alarm</b>								
Security System								
No Component	60%							
Generic	35%			2034	**	1	\$15,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Galleries</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Generic	5%	Now	\$18,100	2039	**	1	\$1,900	
<i>Devices Damaged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Existing Analog Devices Are Incompatible With New Digital System</i>								
<b>Fire/Smoke Detection</b>								
No Component	50%							
Generic, Digital	50%			2034	**	1-3	\$35,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Galleries</i>								
<i>Explanation : Manual Pull Stations, Horns, Smoke Detectors, Strobe Lights And Alarm Bells</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Electricity	100%			2039	**	1		
Conversion Equipment								
Heat Pump Air Sourced	90%			2023		2	\$32,000	
Radiant Heater	10%			2024	\$199,000	2	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Duct Mounted Heaters</i>								
<i>Explanation : Electric Duct Heaters For Heat And Dehumidification</i>								
Terminal Devices								
Fan Coil Unit/Heat	100%			2024	\$1,681,600	1	\$37,100	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2037	**	1		

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**MUSEUM OF JEWISH HERITAGE**  
**Asset # : 4436**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
Heat Pump Air Sourced	98%	Now	\$1,088,700	2034	**	2	\$5,500	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Rooftop Unit Humidifiers</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 8%</i>								
<i>Location : Roof Compressors</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Rooftop Units</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 19 Rooftop Units</i>								
Split Unit	2%	Now	\$24,000	2029	\$47,900			
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Computer Room Unit</i>								
<hr/>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2	\$149,600	
<hr/>								
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	100%			2034	**	2	\$80,100	
<hr/>								
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$64,100	
<hr/>								
<b>Exhaust Fans</b>								
Roof	100%			2024	\$186,400	2	\$3,500	
<hr/>								
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : House Duplex Pump Package</i>								
<hr/>								
<b>Water Heater</b>								
Electric	100%			2024	\$98,900	4	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Point Of Use Heaters</i>								
<hr/>								
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<hr/>								
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<hr/>								
<b>Sewage Ejector(s)</b>								
Electric	100%			2029	\$32,300	4	\$6,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Package</i>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**MUSEUM OF JEWISH HERITAGE**  
**Asset # : 4436**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
	Backflow Preventer							
	Generic	100%			2029	\$28,500	1	\$7,000
	Fixtures							
	Generic	100%						
<b>Vertical Transport</b>								
<b>Elevators</b>								
	Geared Traction	60%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Two Units First to Fourth Floor and One Unit Basement To Fifth Floor Freight</i>					
			<i>Explanation : 2 Passenger, 1 Freight</i>					
	Hydraulic	40%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 3rd Floor</i>					
			<i>Explanation : 2 Passenger Elevators, Needs Repair</i>					
<b>Escalators</b>								
	Under 20' Rise	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Floors 1-2, 2-3 At Original Wing</i>					
			<i>Explanation : 2 Units</i>					
<b>Fire Suppression</b>								
<b>Standpipe</b>								
	Generic	100%			2049		**	1-5 \$58,000
<b>Sprinkler</b>								
	Generic	100%			2049		**	1-2 \$32,200
<b>Fire Pump</b>								
	Generic	100%			2032		**	1 \$21,500
			<i>Corroded, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Basement Pump Room</i>					

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : MUSEUM OF THE CITY OF NEW YORK  
**Address** : 1220 FIFTH AVE. @ E. 104 STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DCA0013.000 / 2376 **Yr Built/Renovated** : 1929 / 2012  
**Area Sq Ft** : 153,637 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 09-Jun-2017 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors G,1,2,3,4,5  
**Block** : 1609 **Lot** : 1 **BIN** : 1074157

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$438,300	\$329,200
Interior Architecture	\$311,800	\$5,275,000
Electrical		\$70,500
Mechanical	\$52,800	\$757,400
Site Pavements	\$89,300	
<b>Total</b>	<b>\$892,200</b>	<b>\$6,432,100</b>
Importance Code A	\$491,100	\$329,200
Importance Code B	\$311,800	\$1,148,100
Importance Code C	\$89,300	\$4,954,800
<b>Total</b>	<b>\$892,200</b>	<b>\$6,432,100</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$14,900		\$17,500	
Interior Architecture	\$17,100	\$5,700	\$48,800	\$10,200
Electrical	\$27,900	\$25,000	\$30,900	\$28,900
Mechanical	\$81,000	\$67,100	\$103,300	\$90,400
Site Enclosure	\$18,900			
Site Pavements	\$23,900			
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
<b>Total</b>	<b>\$198,400</b>	<b>\$112,700</b>	<b>\$215,400</b>	<b>\$144,300</b>
Importance Code A	\$14,900	\$15,200	\$32,800	\$15,500
Importance Code B	\$183,600	\$97,500	\$168,300	\$118,500
Importance Code C			\$14,300	\$10,200
<b>Total</b>	<b>\$198,400</b>	<b>\$112,700</b>	<b>\$215,400</b>	<b>\$144,300</b>



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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**MUSEUM OF THE CITY OF NEW YORK**  
**Asset # : 2376**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	55%	Now	\$113,800	LIFE	**	5	\$66,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Wing Below Decorative Banding And At Modillions</i>								
Masonry: Limestone	10%	Now	\$83,200	LIFE	**	5	\$9,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entry Portico</i>								
Masonry: Marble	18%	0-2	\$148,600	LIFE	**	5	\$16,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Wing At Modillions</i>								
Metal Panel	2%			2048	**	5-10	\$16,600	
Metal Sect. OHD	2%			2041	**	5	\$7,600	
Marble Panels	5%			LIFE	**	5	\$4,500	
Window Wall	8%	0-2	\$52,800	2048	**	5	\$18,100	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 15%</i>								
<i>Location : Courtyard</i>								
Windows								
Steel	30%			2050	**	5	\$91,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : North Wing, 2015</i>								
Wood	70%			2050	**	5	\$171,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 30%</i>								
<i>Location : North Wing</i>								
Parapets								
Glazed Ceramic Panel	5%			2038	**	5-10	\$4,800	
Masonry: Brick	68%			LIFE	**	5	\$6,100	
Masonry: Marble	25%			LIFE	**	5	\$2,800	
Metal Rail	2%			2041	**	5-10	\$3,200	

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**MUSEUM OF THE CITY OF NEW YORK**  
**Asset # : 2376**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	10%	2-4	\$1,500	2033	**			
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Wing At Mechanical Penthouse</i>								
Metal Panel	5%			2041	**	10	\$7,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Component Actually Standing Seam</i>								
Panel/Paver: Cer/Brk	12%			2048	**	10	\$13,300	
Single Ply Membrane	15%			2033	**	10	\$12,400	
Skylight, Metal/Glass	5%			2038	**	10	\$13,800	
Slate	50%	Now	\$39,800	LIFE	**			
<i>Drains Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Between 4th And 5th Floor Landings - Main Stair</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 4th Floor Corridor - North Wing At Staff Bath, Main Stair Between 4th And 5th Floor Landings</i>								
Sloped Glazing	3%			LIFE	**	5	\$33,200	
Interior								
Floors								
Carpet	15%			2029	\$499,700	3	\$51,700	
Cast in Place Concrete	13%			LIFE	**	5	\$65,400	
Ceramic Tile	5%			2037	**	5	\$11,500	
Marble Panels	20%	Now	\$236,300	LIFE	**	5	\$34,500	
<i>Horizontal Cracks, Extent : Light, Area Affected : 15%</i>								
<i>Location : North Wing</i>								
Quarry Tile	2%			2045	**	5	\$6,900	
Sheet Vinyl/Rubber	10%			2033	**	5	\$34,500	
Wood	35%			2056	**	5	\$150,900	
Interior Walls								
Fabric on Framing	10%			2029	\$4,737,600	5	\$20,500	
Glass: Single Pane	3%			LIFE	**	5	\$9,200	
Gypsum Board	30%			LIFE	**	5	\$73,800	
Operable Wall	2%			2048	**	5	\$28,700	
Plaster	50%			LIFE	**	5	\$61,500	
Wood	5%			LIFE	**	5	\$82,000	
Ceilings								
AcousTileSusp.Lay-In	15%			2041	**	5	\$34,200	
Exposed 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%			2048	**			

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**MUSEUM OF THE CITY OF NEW YORK**  
**Asset # : 2376**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Site Enclosure</b>								
<b>Retaining Walls</b>								
Masonry: Fieldstone	100%	2-4	\$18,900	2038		**		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 5th Avenue Courtyard - Main Entrance - At Balustrade</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 5th Avenue Entry Courtyard</i>								
<i>Explanation : Component Actually Marble Panels And Balusters</i>								
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	93%	0-2	\$23,900	2041		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Avenue And East 104th St Sidewalks</i>								
Pavers/Stone	7%			2031		**		
<b>On-Site Walkways</b>								
Masonry: Granite	30%	2-4	\$89,300	LIFE		**		
<i>Horizontal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North And South Loggias Flanking Courtyard</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Entry Stairs At 5th Avenue</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 5th Avenue Entry Stairs And Loggia</i>								
<i>Explanation : Component Actually Marble Slabs</i>								
Pavers/Stone	70%			2037		**		
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2054		**	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated At 3000 Amperes And 2000 Amperes.</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	80%			2054		**	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- Vertical Sections</i>								
Molded Case Bkrs	20%			2054		**	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Vertical Section</i>								
<b>Raceway</b>								
Conduit	100%			2054		**		1

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**MUSEUM OF THE CITY OF NEW YORK**  
**Asset # : 2376**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Fused Disc Sw	15%			2050	**	5	\$500	
Molded Case Bkrs	85%			2050	**	5	\$3,400	
<b>Wiring</b>								
Thermoplastic	100%			2054	**	1		
<b>Motor Controllers</b>								
Locally Mounted	10%			2045	**	5	\$100	
Variable Frequency Drive	90%			2045	**			
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$2,300	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2045	**	1	\$47,300	
<b>Generators</b>								
Diesel	100%			2041	**	1	\$59,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Gallery Roof</i>					
			<i>Explanation : Emergency Generator Rated At 380 Kilowatts</i>					
<b>Batteries</b>								
Lead/Acid	100%			2023	\$1,700	5	\$5,700	
<b>Fuel Storage</b>								
<b>Day Tank</b>								
	50%			2050	**	5	\$14,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Gallery Roof</i>					
			<i>Explanation : No Nameplate Rating Capacity</i>					
<b>Main Tank</b>								
	50%			2063	**	5	\$2,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 8000 Gallons Rated Capacity</i>					
<b>Lighting</b>								
<b>Interior Lighting</b>								
<b>Fluorescent</b>								
	20%			2036	**	10	\$28,200	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Offices , Basement</i>					
<b>Fluorescent</b>								
	10%			2036	**	10	\$14,100	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
<b>Fluorescent</b>								
	20%			2036	**	10	\$28,200	
			<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
<b>LED</b>								
	50%			2036	**			
<b>Egress Lighting</b>								
<b>Emergency, Service</b>								
Exit, LED	50%			2036	**	1		
	50%			2063	**	1		

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**MUSEUM OF THE CITY OF NEW YORK**  
**Asset # : 2376**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Exterior Lighting								
LED	10%			2036	**			
No Component	90%							
<b>Lightning Protection</b>								
Arresters/Cabling								
No Component	90%							
Generic	10%			2063	**	5	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Stacks Only</i>						
		<i>Explanation : Lightning Rods In The 2- Stacks Ony</i>						
<b>Alarm</b>								
Security System								
Generic	100%			2036	**	1	\$57,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Gallery, Hallways, Offices And Outside</i>						
		<i>Explanation : CCTV Surveillance Cameras And Intrusion Alarm</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2036	**	1-3	\$97,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Addressable Fire Alarm System; Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>						
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sub-basement Vault</i>						
		<i>Explanation : (1) 8,000 Gallon Tank</i>						
Conversion Equipment								
Steam Boiler	100%	0-2	\$52,800	2033	**	1	\$136,900	
		<i>Damaged, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Shell Of The Boiler</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sub-basement Boiler Room</i>						
		<i>Explanation : 2 Dual Fuel Steam Boilers. Only 1 Heat Exchanger To Convert Steam To Hot Water.</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2044	**	4	\$7,600	
Terminal Devices								
Air Handler	80%			2036	**	1	\$76,000	
Convactor/Radiator	20%			2045	**	1	\$9,900	
<b>Air Conditioning</b>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**MUSEUM OF THE CITY OF NEW YORK**  
**Asset # : 2376**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2044	**	1		
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	100%			2041	**	1	\$166,300	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2x 270 Ton Units. Sub-basement</i>								
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	100%			2054	**	4	\$11,400	
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	100%			2036	**	1	\$95,000	
<b>Heat Rejection</b>								
Water Cooling Tower	100%			2029	\$619,700	2	\$154,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$85,700	
<b>Exhaust Fans</b>								
Interior	75%			2036	**	2	\$3,500	
Roof	25%			2033	**	2	\$1,200	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2048	**	1		
<b>Water Heater</b>								
Gas Fired	100%			2027	\$99,600	2	\$2,200	
<b>Sanitary Piping</b>								
Cast Iron	90%			LIFE	**	1		
Cast Iron	10%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout The North Side Of The Building</i>								
<b>Storm Drain Piping</b>								
Cast Iron	20%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : The North Side Risers</i>								
Cast Iron	80%			LIFE	**	1		
<b>Sump Pump(s)</b>								
Non-Submersible	100%			2033	**	4	\$4,900	
<b>Backflow Preventer</b>								
Generic	100%			2036	**	1	\$9,400	
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**MUSEUM OF THE CITY OF NEW YORK**  
**Asset # : 2376**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Vertical Transport	Elevators							
	Geared Traction	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1 Unit From Ground To 5th Floor, 2 Units From Sub-basement To 5th Floor</i>					
			<i>Explanation : 3 Units</i>					
Fire Suppression	Standpipe							
	Generic	100%			2054		**	1-5 \$80,300
	Sprinkler							
	Generic	100%			2054		**	1-2 \$43,000
	Fire Pump							
	Generic	100%			2037		**	1 \$28,700
	Chemical System							
	Generic	100%			2027	\$29,700		1-3 \$4,000
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 2nd Fl. Kitchen</i>					
			<i>Explanation : 1 Set</i>					

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** :

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$53,200	\$53,200
Mechanical		\$74,700
Site Pavements	\$439,700	
<b>Total</b>	<b>\$492,900</b>	<b>\$127,900</b>
Importance Code A	\$53,200	\$53,200
Importance Code B		\$74,700
Importance Code C	\$439,700	
<b>Total</b>	<b>\$492,900</b>	<b>\$127,900</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$18,600		\$2,600	
Interior Architecture	\$29,200		\$1,200	
Electrical	\$300	\$200	\$200	\$200
Mechanical	\$5,800	\$500	\$700	\$500
<b>Total</b>	<b>\$53,900</b>	<b>\$700</b>	<b>\$4,800</b>	<b>\$700</b>
Importance Code A	\$18,800	\$400	\$2,800	\$400
Importance Code B	\$22,000	\$300	\$2,000	\$300
Importance Code C	\$13,100			
<b>Total</b>	<b>\$53,900</b>	<b>\$700</b>	<b>\$4,800</b>	<b>\$700</b>



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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN CAFE AND VISITOR CENTER**

**Asset # : 13921**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Fieldstone	35%			LIFE	**	5	\$11,000	
Metal Panel	25%			2050	**	5-10	\$36,000	
Pre-Cast Concrete	5%			LIFE	**	5	\$6,800	
Stucco Cement	10%			2043	**	5	\$5,200	
Window Wall	25%			2050	**	5	\$19,600	
<b>Roof</b>								
Metal Panel	80%	Now	\$4,000	2043	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Exterior And Interior Skylights</i>								
Single Ply Membrane	10%	4+	\$700	2035	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Ticket Booth And Cafe</i>								
Skylight, Plastic	10%	Now	\$4,100	2043	**	1		
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Interior And Exterior Skylights</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Covered Entrance</i>								
<i>Explanation : Canopy Skylights</i>								
<b>Soffits</b>								
Fiberglass Panel	10%	4+	\$900	2039	**	5	\$4,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Outside Canopy At Skylights</i>								
Wood	90%			2043	**	5	\$106,400	
<b>Interior</b>								
<b>Floors</b>								
Carpet	2%			2029	\$2,400	3	\$300	
Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside Berm</i>								
<i>Explanation : Mechanical Spaces</i>								
Panel/Paver: Bluestone	55%			LIFE	**	5	\$7,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Outdoor Entrance Canopy, Cafeteria Floor</i>								
<i>Explanation : Plaza Floor</i>								
Vinyl Tile	38%			2035	**	3	\$1,300	
<b>Interior Walls</b>								
Cast in Place Concrete	10%			LIFE	**	10	\$3,000	
Gypsum Board	70%			LIFE	**	5-10	\$14,100	
Masonry: Fieldstone	10%			LIFE	**	10	\$500	
Metal Panel	10%			LIFE	**	10	\$500	

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN CAFE AND VISITOR CENTER**

**Asset # : 13921**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%			2043	**	5	\$1,400	
Exposed Concrete	10%			LIFE	**	5-10	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Outdoor Entrance</i>								
<i>Explanation : Stucco Ceiling</i>								
Exposed Struc: Wood	75%			LIFE	**	10	\$10,300	
<i>Other Observation, Extent : Light, Area Affected : 45%</i>								
<i>Location : Main Entrance</i>								
<i>Explanation : Includes Covered Outdoor Area</i>								
<b>Site Enclosure</b>								
<b>Retaining Walls</b>								
Masonry: Fieldstone	100%			2050	**			
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Pavers/Stone	100%			2039	**			
<b>Parking/Driveway</b>								
Asphalt	100%	Now	\$439,700	2039	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Main Parking Lot</i>								
<b>Activity Yard</b>								
Asphalt	10%			2039	**			
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Outside Plaza Area</i>								
<i>Explanation : Asphalt Paver Blocks</i>								
Pavers/Stone	90%			2039	**			
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Plaza</i>								
<i>Explanation : Slate Pavers</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Over 600 Volts</b>								
<b>Transformers</b>								
Dry Type	100%			2043	**	3		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 500 Kilovolt-ampere, 4,160 High Voltage 240/120 Low Voltage</i>								
<b>Feeders</b>								
Cable	100%			2046	**	1		
<b>Raceway</b>								
Conduit	100%			2050	**	1		

**Under 600 Volts**

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN CAFE AND VISITOR CENTER**

**Asset # : 13921**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
	Air Circuit Breaker	70%			2050	**	5	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2500 Ampere Main Disconnect Switch</i>								
	Fused Disc Sw	30%			2050	**	5	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
<b>Transformers</b>								
	Dry Type	100%			2043	**	5	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 150 Kilovolt-amperes, 480/277 High Voltage 208 Low Voltage</i>								
<b>Switchgear / Switchboard</b>								
	Air Circuit Breaker	100%			2050	**	5	
<b>Raceway</b>								
	Conduit	100%			2050	**	1	
<b>Panelboards</b>								
	Fused Disc Sw	5%			2046	**	5	
	Molded Case Bkrs	95%			2046	**	5	\$200
<b>Wiring</b>								
	Thermoplastic	100%			2050	**	1	
<b>Motor Controllers</b>								
	Locally Mounted	100%			2043	**	5	
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	100%			LIFE	**	5	\$200
<b>Lighting</b>								
<b>Interior Lighting</b>								
	Fluorescent	60%			2035	**	10	\$3,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen, Offices, Locker Room, Mechanical And Electrical Room</i>								
<i>Explanation : T-8 Lamps</i>								
	Fluorescent	20%			2035	**	10	\$1,100
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cafe Area</i>								
	LED	20%			2040	**		
<b>Egress Lighting</b>								
	Emergency, Battery	50%			2035	**	10	\$700
	Exit, Service	50%			2035	**	1	
<b>Exterior Lighting</b>								
	HID	50%			2035	**	10	
	No Component	50%						
<b>Alarm</b>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN CAFE AND VISITOR CENTER**  
**Asset # : 13921**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**Alarm**

<b>Security System</b>								
No Component	70%							
Generic	30%			2038	**	1	\$700	
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$1,100	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**Heating**

<b>Energy Source</b>								
Electricity	25%			2050	**	1		
Natural Gas	75%			2050	**	1		
<b>Conversion Equipment</b>								
Furnace	75%			2030	\$10,500	1	\$2,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : 2 Units. 1 Hot Water Boiler In Boiler Room For Ice Melting System Not Heating</i>								
Radiant Heater	25%			2030	\$26,400	2	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Areas</i>								
<i>Explanation : Electric Heaters In Ducts Used To Supplement Gas Furnace</i>								

**Air Conditioning**

<b>Energy Source</b>								
Electricity	100%			2046	**	1		
<b>Conversion Equipment</b>								
Ext Pkg Unit - Heating/Cooling	100%			2030	\$74,700	2	\$400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units, Outside</i>								

**Ventilation**

<b>Distribution</b>								
Ductwork/Diffusers	100%	0-2	\$5,500	LIFE	**	2-5	\$3,400	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Outside</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Outside</i>								
<b>Exhaust Fans</b>								
Roof	100%			2030	\$9,900	2	\$200	

**Plumbing**

<b>H/C Water Piping</b>								
Brass/Copper	100%			2050	**	1		
<b>Water Heater</b>								
Electric	100%			2025	\$5,300	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.

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN CAFE AND VISITOR CENTER**

**Asset # : 13921**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Backflow Preventer							
	Generic	100%			2035	**	1	\$400

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : NEW YORK BOTANICAL GARDEN CONSERVATORY  
**Address** : SOUTHERN BLVD. @200TH STREET  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DCA0010.050 / 1577 **Yr Built/Renovated** : 1901 / 1997  
**Area Sq Ft** : 57,811 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 12-Mar-2019 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 3272 **Lot** : 1 **BIN** : 2109455

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$9,557,800	\$1,946,500
Interior Architecture	\$84,500	\$178,900
Electrical		\$586,600
Mechanical	\$606,800	\$3,259,700
Site Pavements	\$51,600	
<b>Total</b>	<b>\$10,300,700</b>	<b>\$5,971,600</b>
Importance Code A	\$9,955,500	\$1,946,500
Importance Code B	\$293,600	\$4,025,100
Importance Code C	\$51,600	
<b>Total</b>	<b>\$10,300,700</b>	<b>\$5,971,600</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$46,900		\$30,500	
Interior Architecture	\$92,300			
Electrical	\$7,600	\$5,700	\$8,000	\$6,200
Mechanical	\$12,000	\$9,600	\$9,900	\$16,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$162,700</b>	<b>\$19,200</b>	<b>\$52,300</b>	<b>\$26,800</b>
Importance Code A	\$46,900	\$5,700	\$36,200	\$5,700
Importance Code B	\$113,300	\$13,500	\$16,100	\$21,100
Importance Code C	\$2,500			
<b>Total</b>	<b>\$162,700</b>	<b>\$19,200</b>	<b>\$52,300</b>	<b>\$26,800</b>



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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	\$85,700	LIFE		**		
	<i>Corrosion/Rusting, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Primary Entrance Vestibules</i>							
Masonry: Brick	5%	Now	\$15,600	LIFE		**	5	\$2,300
	<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Restroom Wing</i>							
	<i>Horizontal Cracks, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Restroom Wing</i>							
Masonry: Limestone	25%	2-4	\$28,200	LIFE		**	5	\$8,500
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Various Locations</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Window Wall	55%	Now	\$119,600	2050		**	5	\$47,000
	<i>Corrosion/Rusting, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : Interior Face Of Window Walls</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout Vertical Window Wall</i>							
	<i>Explanation : Framing Made Of Cast Iron</i>							
Wood	5%	Now	\$68,900	2043		**	5	\$5,700
	<i>Deteriorated Finish, Extent : Severe, Area Affected : 35%</i>							
	<i>Location : Secondary Entry Vestibules</i>							
	<i>Dry Rot/Decay, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Secondary Entry Vestibules</i>							
Windows								
Steel	10%			2038		**	5	\$61,000
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Upper</i>							
	<i>Explanation : Cast Iron - Operable Portion Of Windows</i>							
No Component	90%							

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN CONSERVATORY**

**Asset # : 1577**

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Built-Up (BUR)	5%	Now	\$124,900	2040	**				
<i>Blisters, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Over Restrooms</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Over Boiler Room</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Over Restroom</i>									
Roll Roofing	8%	Now	\$3,000	2026	\$60,800	5	\$10,800		
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Tunnel Connector</i>									
Skylight, Metal/Glass Sloped Glazing	2%			2040	**	10	\$10,800		
	85%	Now	\$9,158,700	LIFE	**	5	\$1,838,700	1	
<i>Condensation Present, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Green Mildew Visible At Glazing Joints - Throughout</i>									
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Interior Cast Iron Face Of Framing</i>									
<i>Glazing Clouded, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Corroded Gutters In Various Locations</i>									
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Lower Portion Of Slope</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Conservatory Roof</i>									
<i>Explanation : Framing Is Cast Iron On Interior Face And Aluminum On Exterior Face</i>									
Interior									
Floors									
Cast in Place Concrete	45%			LIFE	**	5	\$169,000		
Ceramic Tile	5%	2-4	\$28,300	2026	\$94,400	5	\$2,100		
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Bathrooms</i>									
Panel/Paver: Cer/Brk	15%			2046	**	5	\$29,000		
Panel/Paver: Bluestone	30%			LIFE	**	5	\$38,600		
Terrazzo	5%			LIFE	**	5	\$6,700		
Interior Walls									
Cast in Place Concrete	5%			LIFE	**	10	\$200		
Ceramic Tile	5%	2-4	\$2,000	2045	**	5			
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Bathrooms Throughout</i>									
Concrete Masonry Unit	25%			LIFE	**	5	\$300		
Masonry: Brick	30%			LIFE	**	10	\$100		
Masonry: Fieldstone	5%			LIFE	**	10			
Metal Panel	5%			LIFE	**	10			
Plaster	5%			LIFE	**	5-10	\$100		
No Component	20%								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN CONSERVATORY**

**Asset # : 1577**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
Exposed Concrete	15%			LIFE	**	5-10	\$16,200	
Metal Panel	5%			LIFE	**	5	\$10,800	
Plaster	5%			LIFE	**	5-10	\$7,400	
No Component	75%							
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%			2065	**			
<b>Retaining Walls</b>								
Cast in Place Concrete	100%			2065	**			
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Asphalt	90%	Now	\$51,600	2039	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Court Area</i>								
<i>Explanation : Asphalt Pavers</i>								
Cast in Place Concrete	5%			2043	**			
Masonry: Granite	2%			LIFE	**			
Pavers/Stone	3%			2039	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Over 600 Volts</b>								
<b>Transformers</b>								
Dry Type	100%			2028	\$156,000	3	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 750 Kilovolt Ampere, 4,160 High Voltage 208/120 Low Voltage</i>								
<b>Feeders</b>								
Cable	100%			2029	\$17,500	1		
<b>Raceway</b>								
Conduit	100%			2030	\$47,500	1		
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	50%			2040	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1,200 Ampere Main Disconnect Switch For House No.1, No.2 And No.3</i>								
Fused Disc Sw	50%			2030	\$21,000	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : Four 400 Ampere Main Disconnect Switch For House No.4, No.5, Conservatory And Nolen Satallite</i>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN CONSERVATORY**

**Asset # : 1577**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2040	**	5	\$1,500	
Raceway								
Conduit	70%			2030	\$42,500	1		
Conduit	30%			2040	**	1		
Panelboards								
Fused Disc Sw	10%			2029	\$3,400	5	\$100	
Molded Case Bkrs	60%			2029	\$20,400	5	\$900	
Molded Case Bkrs	30%			2038	**	5	\$500	
Wiring								
Thermoplastic	30%			2040	**	1		
Thermoplastic	70%			2030	\$40,000	1		
Motor Controllers								
Locally Mounted	30%			2035	**	5	\$100	
Locally Mounted	60%			2028	\$49,900	5	\$200	
Variable Frequency Drive	10%			2047	**			
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Water Main</i>								
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2035	**	1	\$17,800	
Generators								
Diesel	100%			2033	**	1	\$22,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 125 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2023	\$1,700	5	\$2,100	
Fuel Storage								
Main Tank	100%			2045	**	5	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Outside</i>								
<i>Explanation : One 250 Gallons</i>								
<b>Lighting</b>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126  
NEW YORK BOTANICAL GARDEN CONSERVATORY**

**Asset # : 1577**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	50%			2030	\$106,200	10	\$26,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Using T-8 Lamps</i>						
Fluorescent	5%			2030	\$10,600	10	\$2,700	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
LED	45%			2038	* *			
<b>Egress Lighting</b>								
Emergency, Service	50%			2030	\$16,100	1		
Exit, Service	50%			2030	\$8,800	1		
<b>Exterior Lighting</b>								
HID	30%			2030	\$74,300	10	\$100	
No Component	70%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2030	\$59,500	1	\$6,500	
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2035	* *	1-3	\$10,700	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Interruptible Gas/Dual Fuel	100%			2040	* *	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : No. 4 Oil And Gas</i>						
<b>Conversion Equipment</b>								
Steam Boiler	100%	0-2	\$397,700	2050	* *	1	\$51,500	
		<i>Corroded, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Boiler Shells</i>						
		<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Oil Leaking From Burners</i>						
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 2 Units. 1 Heat Exchanger With Is On Extended Life Time And Rusted.</i>						

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN CONSERVATORY**

**Asset # : 1577**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Heating</b>								
<b>Distribution</b>								
	Hot Wtr Piping/Pump	100%	0-2	\$95,800	2055	**	4	\$2,900
				<i>Corroded, Extent : Moderate, Area Affected : 50%</i>				
				<i>Location : Throughout</i>				
				<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Connections, Throughout</i>				
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
<b>Terminal Devices</b>								
	Air Handler	10%			2025	\$86,400	1	\$3,600
	Convactor/Radiator	90%	0-2	\$59,200	2028	\$296,100	1	\$15,100
				<i>Damaged, Extent : Moderate, Area Affected : 30%</i>				
				<i>Location : The Covers, Various Locations</i>				
				<i>Leak Evident, Extent : Moderate, Area Affected : 80%</i>				
				<i>Location : The Connections, Throughout</i>				
<b>Air Conditioning</b>								
<b>Energy Source</b>								
	Electricity	100%			2038	**	1	
<b>Conversion Equipment</b>								
	Exterior Pkg Unit - Cooling	5%			2025	\$24,900	2	\$200
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Roof Of Office</i>				
	No Component	95%						
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	10%	0-2	\$1,100	LIFE	**	2-5	\$3,200
				<i>Damaged, Extent : Moderate, Area Affected : 30%</i>				
				<i>Location : The Louver Of Boiler Room</i>				
	No Component	90%						
<b>Exhaust Fans</b>								
	Interior	10%			2030	\$21,900	2	\$200
	Roof	5%			2025	\$5,100	2	\$100
	No Component	85%						
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%			2040	**	1	
<b>Water Heater</b>								
	Electric	100%			2023	\$54,100	4	\$500
<b>Sanitary Piping</b>								
	Cast Iron	100%	0-2	\$9,000	LIFE	**	1	
				<i>Corroded, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Boiler Room</i>				
<b>Storm Drain Piping</b>								
	Cast Iron	10%			LIFE	**	1	
	No Component	90%						

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**DEPARTMENT OF CULTURAL AFFAIRS - 126  
NEW YORK BOTANICAL GARDEN CONSERVATORY**

**Asset # : 1577**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
	Pool Filter/Treatment Sand	100%			2028	\$2,786,900	4	\$14,300
	Backflow Preventer Generic	100%			2030	\$15,600	1	\$3,500
	Fixtures Generic	100%						
<b>Vertical Transport</b>								
	Elevators Hydraulic	100%			LIFE		**	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Service Elevator From Basement To 1st Floor</i>				
				<i>Explanation : One Unit</i>				
<b>Fire Suppression</b>								
	Sprinkler No Component Generic	85%			2030	\$90,300	1-2	\$2,400
	Fire Pump Generic	100%	0-2	\$800	2033		**	\$9,700
				<i>Corroded, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Boost Pump</i>				

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** :

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$1,547,300	
Interior Architecture	\$153,600	\$284,300
Electrical	\$55,500	\$410,300
Mechanical	\$557,500	\$499,800
Site Pavements	\$83,300	
<b>Total</b>	<b>\$2,397,100</b>	<b>\$1,194,400</b>
Importance Code A	\$1,547,300	\$499,800
Importance Code B	\$766,600	\$694,600
Importance Code C	\$83,300	
<b>Total</b>	<b>\$2,397,100</b>	<b>\$1,194,400</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$6,500		\$6,300	
Interior Architecture	\$45,300		\$700	\$3,200
Electrical	\$44,500	\$600	\$700	\$1,000
Mechanical	\$61,500	\$4,000	\$3,600	\$4,000
Site Enclosure	\$3,400			
Site Pavements	\$6,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$171,900</b>	<b>\$8,600</b>	<b>\$15,300</b>	<b>\$12,100</b>
Importance Code A	\$6,500	\$2,700	\$6,300	\$2,700
Importance Code B	\$144,100	\$5,900	\$8,200	\$9,500
Importance Code C	\$21,300		\$700	
<b>Total</b>	<b>\$171,900</b>	<b>\$8,600</b>	<b>\$15,300</b>	<b>\$12,100</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN HARDING LABORATORY**

**Asset # : 2372**

Architecture		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	60%	Now	\$326,700	LIFE	**	5	\$17,300	1
				<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>					
				<i>Location : Penthouse</i>					
				<i>Horizontal Cracks, Extent : Severe, Area Affected : 10%</i>					
				<i>Location : Throughout</i>					
				<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 30%</i>					
				<i>Location : Throughout</i>					
				<i>Loose Units, Extent : Severe, Area Affected : 10%</i>					
				<i>Location : Penthouse, Above Window Lintels</i>					
				<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>					
				<i>Location : Throughout, Penthouse</i>					
				<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 25%</i>					
				<i>Location : Lintels And Spandrels Throughout</i>					
				<i>Spalling, Extent : Severe, Area Affected : 5%</i>					
				<i>Location : Penthouse</i>					
				<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>					
				<i>Location : Penthouse</i>					
	Masonry: Granite	10%			LIFE	**	5	\$4,300	
	Stucco Cement	10%	Now	\$4,400	2035	**	5	\$3,600	
				<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>					
				<i>Location : Overhang</i>					
	Window Wall	20%	Now	\$57,900	2050	**	5	\$10,800	
				<i>Air Infiltration, Extent : Severe, Area Affected : 25%</i>					
				<i>Location : Throughout</i>					
				<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>					
				<i>Location : Throughout</i>					
				<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>					
				<i>Location : Throughout</i>					
				<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>					
				<i>Location : Various Laboratories And Offices</i>					
Windows									
	Aluminum	95%	Now	\$834,700	2055	**	5	\$9,600	
				<i>Unit Inoperable, Extent : Severe, Area Affected : 40%</i>					
				<i>Location : First Floor Laboratories, Various Others</i>					
				<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>					
				<i>Location : Throughout</i>					
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
				<i>Location : All Windows</i>					
				<i>Explanation : Single Pane Non-energy Efficiency Windows</i>					
	Metal Louvers	5%			2033	**	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		Priority
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	\$328,100	2040	**			1
<i>Adhesion Failure, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
<i>Blisters, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Roof</i>								
<i>Ponding, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Roof</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$37,800	
Ceramic Tile	15%			2026	\$131,000	5	\$6,500	
Terrazzo	5%			LIFE	**	5	\$3,400	
Vinyl Tile	40%			2030	\$153,300	3	\$8,600	
Vinyl Tile	10%	Now	\$38,300	2040	**	3	\$1,600	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
Vinyl Tile 9" X 9"	10%	Now	\$49,600	2040	**	3	\$1,600	
<i>Adhesion Failure, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement, 1st Floor</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement, Toilet Room</i>								
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$1,500	
Concrete Masonry Unit	35%			LIFE	**	5	\$8,300	
Gypsum Board	15%			LIFE	**	5-10	\$7,500	
Plaster	45%	Now	\$5,500	LIFE	**	5	\$4,000	
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : At Bulkheads, Various Laboratories And Classrooms, At Window Openings</i>								
Ceilings								
AcousTileSusp.Lay-In	90%	Now	\$65,600	2035	**	5	\$19,500	
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Laboratories And Hallways</i>								
Exposed Concrete	10%			LIFE	**	5-10	\$5,400	
Site Enclosure								
Fence/Gates								
Iron Picket	95%			2065	**			
Wood	5%			2031	**			
Retaining Walls								
Concrete Masonry Unit	100%	4+	\$3,400	2040	**			
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Joint Mortar Missing / Eroded</i>								
Site Pavements								

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN HARDING LABORATORY**

**Asset # : 2372**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

Site Pavements

On-Site Walkways

Asphalt

100% Now \$6,700 2033 \* \*

*Cracking/Crumbling, Extent : Severe, Area Affected : 10%*

*Location : Throughout*

Parking/Driveway

Asphalt

100% Now \$83,300 2039 \* \*

*Cracking/Crumbling, Extent : Severe, Area Affected : 50%*

*Location : Throughout*

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2030 \$5,000 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 \$101,900 5 \$100

Raceway

Conduit

100% 2030 \$54,800 1

Panelboards

Fused Disc Sw

5% 2029 \$3,900 5

Fused Knife Sw

5% 2-4 \$3,900 2055 \* \* 5

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

Molded Case Bkrs

90% 2029 \$70,100 5 \$500

Wiring

Braided Cloth

80% 2-4 \$55,500 2055 \* \* 1

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

Thermoplastic

20% 2030 \$13,900 1

Motor Controllers

Locally Mounted

100% 2028 \$47,200 5 \$100

Ground

Grounding Devices

Generic

100% Now \$9,900 LIFE \* \* 5 \$300

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Water Main Basement*

*Explanation : Corroded*

Lighting

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN HARDING LABORATORY**

**Asset # : 2372**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**Lighting**

Interior Lighting Fluorescent	100%			2025	\$66,400	10	\$26,500	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : Using T-8 Lamps*

Egress Lighting Emergency, Battery	50%			2025	\$20,300	10	\$3,500	
Exit, Service	50%			2025	\$4,100	1		

Exterior Lighting HID	30%			2025	\$25,500	10		
Incandescent	20%			2025	\$14,400	2		
No Component	50%							

**Alarm**

Security System No Component	70%							
Generic	30%			2025	\$20,400	1	\$2,400	

Fire/Smoke Detection No Component	70%							
Generic, Analog	30%			2025	\$69,900	1-3	\$4,100	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**Heating**

Energy Source Electricity	100%			2040	**	1		
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*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : Temporary Electric Heat, Building Is Mostly Abandoned*

Conversion Equipment Radiant Heater	100%			2030	\$499,800	2	\$13,400	
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*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	\$143,200	2060	**	4	\$1,400	
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*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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Heating</b>								
Terminal Devices								
	Air Handler	25%	0-2	\$49,600	2040	**	1	\$4,000
<i>Abandoned in Place, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1 Unit Remains In Basement</i>								
	Convect/Radiator	75%	0-2	\$113,200	2050	**	1	\$6,300
<i>Abandoned in Place, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Air Conditioning</b>								
Energy Source								
	Electricity	100%			2038	**	1	
Conversion Equipment								
	Interior Pkg Unit - Cooling	50%	0-2	\$105,500	2035	**	2	\$700
<i>Abandoned in Place, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1 Condemned Unit Remains In 3rd Floor.</i>								
	Window/Wall Unit	20%	0-2	\$11,800	2030	\$11,800	1	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
	No Component	30%						
<b>Ventilation</b>								
Distribution								
	Ductwork/Diffusers	100%	0-2	\$104,000	LIFE	**	2-5	\$16,100
<i>Abandoned in Place, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, This Equipment Has Not Been Used For Many Years</i>								
<i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, This Equipment Has Not Been Used For Many Years</i>								
Exhaust Fans								
	Interior	25%	0-2	\$25,100	2040	**	2	\$200
<i>Abandoned in Place, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
	Interior	75%			2040	**	2	\$700
<b>Plumbing</b>								
H/C Water Piping								
	Brass/Copper	100%	0-2	\$42,000	2060	**	1	
<i>Abandoned in Place, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Water Heater								
	Electric	15%	0-2	\$3,700	2030	\$3,700	4	
<i>Abandoned in Place, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Electric	85%			2030	\$21,100	4	\$200
HW Heat Exchanger								
	High Temp	100%	0-2	\$7,400	2060	**	4	\$2,900
<i>Abandoned in Place, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN HARDING LABORATORY**

**Asset # : 2372**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
	Sanitary Piping Cast Iron	100%	0-2	\$10,300	LIFE	**	1	
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Water Backs Up In Basement And Outside The Building.</i>								
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Sump Pump(s) Non-Submersible	100%	0-2	\$3,200	2040	**	4	\$500
<i>Abandoned in Place, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<b>Fixtures</b>								
	Generic	100%						
<i>Abandoned in Place, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Vertical Transport</b>								
	Elevators Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Condemn Unit</i>								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** :

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Interior Architecture	\$42,000	
<b>Total</b>	<b>\$42,000</b>	
Importance Code C	\$42,000	
<b>Total</b>	<b>\$42,000</b>	

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$12,900	\$100	\$1,300	
Interior Architecture	\$35,500	\$600	\$200	
Electrical	\$1,300	\$500	\$700	\$500
Mechanical	\$5,400	\$500	\$700	\$500
<b>Total</b>	<b>\$55,100</b>	<b>\$1,700</b>	<b>\$2,900</b>	<b>\$1,000</b>
Importance Code A	\$13,100	\$300	\$1,500	\$300
Importance Code B	\$22,500	\$1,300	\$1,200	\$700
Importance Code C	\$19,400		\$200	
<b>Total</b>	<b>\$55,100</b>	<b>\$1,700</b>	<b>\$2,900</b>	<b>\$1,000</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN HORTICULTURE / FACILITIES BLDG**

**Asset # : 2374**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	100%			LIFE	**	5	\$25,800	
<i>Spalling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement Foundation Walls</i>								
<b>Windows</b>								
Aluminum	100%			2052	**	5	\$100	
<b>Roof</b>								
Asphalt Shingle	50%			2043	**	10	\$1,300	
Modified Bitumen	50%			2035	**	10	\$7,700	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	90%			LIFE	**	5	\$30,600	
<i>Horizontal Cracks, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout, Locker Room</i>								
Quarry Tile	10%			2047	**	5	\$1,200	
<b>Interior Walls</b>								
Cast in Place Concrete	10%			LIFE	**	10	\$2,000	
Ceramic Tile	5%			2043	**	5	\$400	
Concrete Masonry Unit	2%			LIFE	**	5	\$100	
Gypsum Board	50%			LIFE	**	5-10	\$6,800	
Masonry: Brick	8%	Now	\$13,000	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Masonry: Fieldstone	25%	Now	\$42,000	LIFE	**			
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement Wall, Electrical Room</i>								
<i>Explanation : Ground Water Penetration</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%			2043	**	5		
Exposed Struc: Steel	50%			LIFE	**	10	\$400	
Gypsum Board	45%			LIFE	**	5-10	\$600	
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2043	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

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**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Over 600 Volts</b>								
Transformers								
Liquid Filled	100%			2043	**	3		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : One 500 Kilovolt-ampere, 4,160 High Voltage 480/277 Low Voltage</i>						
Feeders								
Cable	100%			2046	**	1		
Raceway								
Conduit	100%			2050	**	1		
<b>Under 600 Volts</b>								
Service Equipment								
Air Circuit Breaker	70%			2050	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room Basement</i>						
		<i>Explanation : One 1,200 Ampere Main Disconnect Switch For Horticulture And Facilities Building</i>						
Air Circuit Breaker	30%			2050	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room Basement</i>						
		<i>Explanation : One 800 Ampere Main Disconnect Switch For Snuff Mill</i>						
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	**			
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Water Main</i>						
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2043	**	1	\$1,700	
Generators								
Diesel	100%			2039	**	1	\$2,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room Outside</i>						
		<i>Explanation : One 265 Kilowatts</i>						

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN HORTICULTURE / FACILITIES BLDG**

**Asset # : 2374**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Stand-by Power								
Batteries								
Nickel Cadmium	100%			2025	\$1,600	5	\$1,200	
Fuel Storage								
Main Tank	100%			2058	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 250 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	50%			2035	**	10	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2035	**	10	\$1,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2056	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2043	**	1	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN HORTICULTURE / FACILITIES BLDG**

**Asset # : 2374**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%	0-2	\$4,700	2046	**	4	\$300	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Distribution Line Under Ground Between This Building And P10 Building.</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Distribution Line Under Ground Between This Building And P10 Building.</i>								
<b>Terminal Devices</b>								
Convactor/Radiator	60%			2043	**	1	\$1,000	
Fan Coil Unit/Heat	40%			2035	**	1	\$700	
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2046	**	1		
<b>Conversion Equipment</b>								
Window/Wall Unit	80%			2028	\$8,400	1		
No Component	20%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$500	
No Component	90%							
<b>Exhaust Fans</b>								
Roof	10%			2035	**	2		
No Component	90%							
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2050	**	1		
<b>Water Heater</b>								
Gas Fired	100%			2028	\$3,100	2	\$100	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Sump Pump(s)</b>								
Submersible	100%			2023	\$200	4	\$200	
<b>Backflow Preventer</b>								
Generic	100%			2035	**	1	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Of Building</i>								
<i>Explanation : Outside Hot Box</i>								
<b>Fixtures</b>								
Generic	100%							

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** :

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$299,900	\$218,800
Interior Architecture	\$313,600	\$284,900
Electrical	\$51,000	\$1,519,900
Mechanical	\$342,300	\$866,600
Site Enclosure	\$216,200	
Site Pavements	\$79,700	
<b>Total</b>	<b>\$1,302,700</b>	<b>\$2,890,200</b>
Importance Code A	\$299,900	\$752,300
Importance Code B	\$923,000	\$2,138,000
Importance Code C	\$79,700	
<b>Total</b>	<b>\$1,302,700</b>	<b>\$2,890,200</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$37,000		\$26,300	
Interior Architecture	\$204,200		\$5,300	\$7,900
Electrical	\$6,100	\$5,700	\$7,300	\$6,500
Mechanical	\$33,600	\$12,700	\$16,100	\$13,100
Site Enclosure	\$1,300			
Site Pavements	\$20,200			
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
<b>Total</b>	<b>\$308,400</b>	<b>\$24,300</b>	<b>\$60,900</b>	<b>\$33,500</b>
Importance Code A	\$44,000	\$7,000	\$33,300	\$7,000
Importance Code B	\$202,300	\$17,300	\$27,600	\$26,500
Importance Code C	\$62,200			
<b>Total</b>	<b>\$308,400</b>	<b>\$24,300</b>	<b>\$60,900</b>	<b>\$33,500</b>



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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN LIBRARY BUILDING**

**Asset # : 2369**

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$209,500		
Copper/Terne	5%			2065	**	10	\$15,700		
Masonry: Brick	85%	4+	\$195,200	LIFE	**	5	\$114,000		
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Basement Electrical Switch Gear</i>									
Windows									
Aluminum	100%			2038	**	5	\$52,500		
Parapets									
Copper/Terne	70%			2065	**	5	\$51,700		
Masonry: Brick	30%	4+	\$30,000	LIFE	**	5	\$4,600		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Exterior Face In Various Areas</i>									
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	\$7,000	2035	**				
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : South Side Roof</i>									
Soffits									
Cast Stone/Terra Cotta	100%			LIFE	**	5			
Interior									
Floors									
Carpet	5%	Now	\$76,600	2032	**	3	\$7,900		
<i>Worn/Eroded, Extent : Severe, Area Affected : 80%</i>									
<i>Location : Throughout</i>									
Cast in Place Concrete	15%			LIFE	**	5	\$69,400		
Ceramic Tile	5%			2039	**	5	\$5,300		
Glass Block	1%			2058	**	1			
Terrazzo	54%	4+	\$150,600	LIFE	**	5	\$44,600		
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Various Areas</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Sixth Floor</i>									
Vinyl Tile	20%	Now	\$61,200	2030	\$204,000	3	\$7,900		
<i>Adhesion Failure, Extent : Severe, Area Affected : 10%</i>									
<i>Location : First Floor</i>									
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>									
<i>Location : First Floor Vestibule, Shipping M159</i>									
<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>									
<i>Location : First Floor, Various Other Areas, Office Space</i>									

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN LIBRARY BUILDING**

**Asset # : 2369**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Interior</b>								
<b>Interior Walls</b>								
Concrete Masonry Unit	15%			LIFE	**	5	\$5,700	
Gypsum Board	20%			LIFE	**	5-10	\$16,200	
Gypsum Board	20%			LIFE	**	5-10	\$16,200	
Masonry: Brick	3%			LIFE	**	10	\$400	
Metal Panel	2%			LIFE	**	10	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : North Side</i>								
<i>Explanation : Annex Area</i>								
Plaster	40%	Now	\$17,300	LIFE	**	5	\$5,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Areas Throughout, 6th Floor</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Areas Throughout</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%			2043	**	5	\$10,600	
AcousTileSusp.Lay-In	20%	0-2	\$38,800	2035	**	5	\$10,600	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1970s Wing</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1970s Wing</i>								
Exposed Struc: Steel	5%			LIFE	**	10	\$10,600	
Gypsum Board	10%			LIFE	**	5-10	\$36,300	
Plaster	15%			LIFE	**	5-10	\$27,300	
Plaster	40%	Now	\$63,000	LIFE	**	5	\$26,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<b>Site Enclosure</b>								
<b>Retaining Walls</b>								
Cast in Place Concrete	15%	Now	\$1,300	2065	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Base Of Wall</i>								
Masonry: Brick	85%	Now	\$216,200	2050	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Exterior Retaining Wall In Front Of Building</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Front Of Building</i>								
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Asphalt	5%			2039	**			
Cast in Place Concrete	80%	Now	\$79,700	2043	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout Front Of Building</i>								
Masonry: Granite	5%			LIFE	**			
Pavers/Stone	10%			2039	**			

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**DEPARTMENT OF CULTURAL AFFAIRS - 126  
NEW YORK BOTANICAL GARDEN LIBRARY BUILDING**

**Asset # : 2369**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

Site Pavements

Parking/Driveway  
Asphalt

100% 0-2 \$20,200 2039 \* \*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%*

*Location : Front Of Building*

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

Over 600 Volts

Transformers  
Dry Type

100% 2028 \$156,000 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 \$17,500 1

Raceway

Conduit

100% 2030 \$47,500 1

Under 600 Volts

Service Equipment  
Fused Disc Sw

25% 2030 \$11,900 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 \$11,900 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 \$23,800 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 \$275,500 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 \$73,900 5 \$300

Molded Case Bkrs

20% 2050 \* \* 5 \$500

Raceway

Conduit

80% 2030 \$75,400 1

Conduit

20% 2050 \* \* 1

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN LIBRARY BUILDING**

**Asset # : 2369**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
	Fused Disc Sw	2%			2046	**	5	
	Fused Disc Sw	8%			2029	\$3,400	5	\$200
	Molded Case Bkrs	20%			2046	**	5	\$500
	Molded Case Bkrs	70%			2029	\$29,700	5	\$1,700
<b>Wiring</b>								
	Braided Cloth	55%	2-4	\$51,000	2055	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	20%			2050	**	1	
	Thermoplastic	20%			2030	\$18,500	1	
	Thermoplastic	5%			2056	**	1	
<b>Motor Controllers</b>								
	Locally Mounted	10%			2043	**	5	\$100
	Locally Mounted	20%			2028	\$49,900	5	\$100
	Motor Control Center	60%			2028	\$149,700	5	\$1,500
	Variable Frequency Drive	10%			2047	**		
<b>Ground</b>								
<b>Grounding Devices</b>								
	Not Accessible	100%						
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
	Automatic	100%			2035	**	1	\$28,800
<b>Lighting</b>								
<b>Interior Lighting</b>								
	Fluorescent	60%			2030	\$155,700	10	\$38,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, 1,2 And 3 Floor</i>								
<i>Explanation : T-8 Lamps</i>								
	Fluorescent	30%			2035	**	10	\$19,400
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th And 6th Floor</i>								
	LED	10%			2038	**		
<b>Egress Lighting</b>								
	Emergency, Service	30%			2035	**	1	
	Emergency, Battery	20%			2030	\$21,600	10	\$3,400
	Exit, LED	10%			2065	**	1	
	Exit, Service	40%			2030	\$8,600	1	
<b>Exterior Lighting</b>								
	HID	100%			2025	\$401,600	10	\$300
<b>Lightning Protection</b>								
<b>Arresters/Cabling</b>								
	Generic	100%			2033	**	5	\$500
<b>Alarm</b>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126  
NEW YORK BOTANICAL GARDEN LIBRARY BUILDING**

**Asset # : 2369**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**Heating**

Energy Source

Interruptible Gas/Dual

100%

Fuel

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

\$485,800

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

\$3,500

*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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	5%	0-2	\$79,800	2035	**	2	\$200
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Obsolete Unit, Gallery</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit For The Gallery</i>								
	Window/Wall Unit	75%	0-2	\$117,300	2030	\$117,300	1	
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : It Could Be Replaced By A Chiller Since Heating/cooling Fan Coil Units Are Installed Recently.</i>								
	No Component	20%						
Dehumidifier								
	No Component	95%						
	Generic	5%			2028			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 6 Floor Mechanical Room</i>								
<i>Explanation : For The Gallery Only</i>								
Ventilation								
Distribution								
	Ductwork/Diffusers	80%			LIFE	**	2-5	\$49,900
	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	\$79,100	2028	\$263,500	1	
<i>Corroded, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Water Heater								
	Electric	100%			2023	\$66,100	4	\$600
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Submersible	100%	0-2	\$3,400	2025	\$3,400	4	\$2,000
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126  
NEW YORK BOTANICAL GARDEN LIBRARY BUILDING**

**Asset # : 2369**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
	Backflow Preventer							
	Generic	100%			2030	\$25,300	1	\$5,700
	Fixtures							
	Generic	100%						
			<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Various Locations</i>					
<b>Vertical Transport</b>								
	Elevators							
	Geared Traction	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 6th Floor</i>					
			<i>Explanation : 1 Unit. Defective Control Panel Due To Age Issue.</i>					
<b>Fire Suppression</b>								
	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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** :

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$555,800	
Interior Architecture	\$38,700	\$35,800
Electrical		\$292,300
Mechanical		\$69,100
Site Pavements	\$94,600	
<b>Total</b>	<b>\$689,100</b>	<b>\$397,200</b>
Importance Code A	\$555,800	\$49,900
Importance Code B		\$347,300
Importance Code C	\$133,300	
<b>Total</b>	<b>\$689,100</b>	<b>\$397,200</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$52,600			
Interior Architecture	\$45,300			\$500
Electrical	\$21,400	\$100	\$100	\$200
Mechanical	\$10,000	\$300	\$300	\$400
Site Pavements	\$18,500			
<b>Total</b>	<b>\$147,900</b>	<b>\$400</b>	<b>\$500</b>	<b>\$1,200</b>
Importance Code A	\$52,800	\$200	\$200	\$200
Importance Code B	\$71,500	\$300	\$300	\$1,000
Importance Code C	\$23,600			
<b>Total</b>	<b>\$147,900</b>	<b>\$400</b>	<b>\$500</b>	<b>\$1,200</b>



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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	\$71,900	LIFE	**	5	\$2,300	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Around Windows</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Around Windows</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Around Windows And Door Openings</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Rear Wall</i>								
<i>Explanation : Structurally Unsound</i>								
Masonry: Fieldstone	55%	Now	\$302,300	LIFE	**	5	\$6,300	1
<i>Open Joints, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Northwest And Southeast Corners, All Facades</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Various Areas - Especially At Northwest Corner</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Stucco Cement	15%			2035	**	5	\$5,700	
<i>Spalling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : West Facade</i>								
<i>Other Observation, Extent : Severe, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Explanation : Vegetation Growth</i>								
Wood	10%	Now	\$83,400	2050	**	5	\$3,800	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : East Fascia, West Dormer</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : East Fascia, West Dormer</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 100%</i>								
<i>Location : East Fascia, West Dormer</i>								
Wood Overhead Doors	5%	Now	\$25,100	2050	**	5	\$1,900	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Wood Doors On North Side</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>								
<i>Location : North Side</i>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN OPERATIONS BUILDING**

**Asset # : 2227**

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior									
	Windows								
	Steel	70%	Now	\$50,100	2055	**	5	\$5,700	1
		<i>Bent/Warped Elements, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
		<i>Broken/Missing Elements, Extent : Severe, Area Affected : 80%</i>							
		<i>Location : Throughout</i>							
		<i>Corrosion/Rusting, Extent : Severe, Area Affected : 80%</i>							
		<i>Location : Throughout</i>							
		<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
	Wood	30%	Now	\$11,500	2055	**	5	\$2,000	1
		<i>Condensation Present, Extent : Severe, Area Affected : 10%</i>							
		<i>Location : Various Areas</i>							
		<i>Deteriorated Finish, Extent : Severe, Area Affected : 80%</i>							
		<i>Location : Throughout</i>							
		<i>Dry Rot/Decay, Extent : Severe, Area Affected : 80%</i>							
		<i>Location : Various Areas</i>							
Roof									
	Roll Roofing	10%	Now	\$13,000	2032	**	5	\$2,500	
		<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>							
		<i>Location : Throughout</i>							
		<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
	Slate	90%	Now	\$48,100	LIFE	**			1
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>							
		<i>Location : Throughout</i>							
		<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 30%</i>							
		<i>Location : South, North Facades</i>							
		<i>Loose Units, Extent : Severe, Area Affected : 10%</i>							
		<i>Location : Throughout</i>							
Interior									

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN OPERATIONS BUILDING**

**Asset # : 2227**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$7,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Storage Area And Workshop</i>								
Mosaic Tile	5%			2035	**	5	\$2,000	
Slate	10%	0-2	\$11,800	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	25%	0-2	\$1,800	2025	\$35,800	3	\$1,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	50%			2045	**	5	\$15,100	
<i>Other Observation, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Attic Space</i>								
<i>Explanation : Unfinished Planks</i>								
Interior Walls								
Ceramic Tile	5%			2026	\$15,900	5	\$600	
Gypsum Board	25%			LIFE	**	5-10	\$4,700	
Masonry: Brick	10%			LIFE	**	10	\$300	
Masonry: Fieldstone	20%	Now	\$38,700	LIFE	**			
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Northwest Corner</i>								
<i>Explanation : Major Crack Through Wall In North Side Second Floor Apartment</i>								
Plaster	20%			LIFE	**	5-10	\$1,900	
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Shop</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Shop And Various Others</i>								
Plywood/Hardboard	20%			LIFE	**	10	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Explanation : Wood Paneling</i>								
Ceilings								
AcousTileSusp.Lay-In	20%	Now	\$1,400	2035	**	5	\$1,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
Exposed Struc: Wood	50%			LIFE	**	10	\$12,100	
Gypsum Board	25%			LIFE	**	5-10	\$13,900	
Plaster	5%			LIFE	**	5-10	\$1,400	
Site Enclosure								
Fence/Gates								
Wood	100%			2031	**			

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**NEW YORK BOTANICAL GARDEN OPERATIONS BUILDING**

**Asset # : 2227**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Asphalt	100%	Now	\$18,500	2045		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Parking/Driveway</b>								
Asphalt	100%	Now	\$94,600	2045		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Over 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2030	\$49,900	3		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 600 Amperes Main Disconnect Switch</i>								
<hr/>								
<b>Transformers</b>								
Dry Type	100%			2028	\$143,300	3	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 150 Kilovolt Ampere, 4,160 High Voltage 208/120 Low Voltage</i>								
<hr/>								
<b>Feeders</b>								
Cable	100%			2029	\$16,100	1		
<hr/>								
<b>Raceway</b>								
Conduit	100%			2030	\$42,700	1		
<hr/>								
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2030	\$2,600	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Closet First Floor</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
<hr/>								
<b>Raceway</b>								
Conduit	100%			2030	\$14,500	1		
<hr/>								
<b>Panelboards</b>								
Fused Disc Sw	5%			2029	\$800	5		
Molded Case Bkrs	95%			2029	\$14,800	5	\$200	

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN OPERATIONS BUILDING**

**Asset # : 2227**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Wiring								
Braided Cloth	60%	2-4	\$11,400	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2030	\$7,600	1		
Motor Controllers								
Locally Mounted	100%			2028	\$30,700	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	90%			2025	\$50,800	10	\$7,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2025	\$5,600	10	\$900	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2025	\$6,700	10	\$1,100	
Exit, Service	50%			2025	\$1,700	1		
Exterior Lighting								
HID	50%			2025	\$18,700	10		
No Component	50%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2025	\$9,000	1	\$1,100	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2056	**	1		
Conversion Equipment								
Hot Water Boiler	40%			2047	**	1	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
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**  
**NEW YORK BOTANICAL GARDEN OPERATIONS BUILDING**

**Asset # : 2227**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Heating</b>								
Distribution								
	Hot Wtr Piping/Pump	40%			2052	**	4	\$200
	No Component	60%						
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : The Old Heating Distribution Piping Has Been Cut Off And Remains In Place.</i>								
<hr/>								
Terminal Devices								
	Fan Coil Unit/Heat	40%			2038	**	1	\$1,200
	No Component	60%						
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : The Old Heating Radiators Have Been Cut Off And Remains In Place.</i>								
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
	Electricity	100%			2038	**	1	
<hr/>								
Conversion Equipment								
	Window/Wall Unit	50%	0-2	\$9,700	2030	\$9,700	1	
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Office Areas</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Office Areas</i>								
	No Component	50%						
<hr/>								
<b>Plumbing</b>								
H/C Water Piping								
	Brass/Copper	100%			2030	\$69,100	1	
<hr/>								
Water Heater								
	Electric	100%			2029	\$8,200	4	\$100
<hr/>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
<hr/>								
Fixtures								
	Generic	100%						
<hr/>								
<b>Fire Suppression</b>								
Chemical System								
	Dry	2%			2025	\$500	1-3	\$100
<i>Dry System, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fuel Station Outside Of The Building</i>								
	No Component	98%						

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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** :

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$1,785,000	\$50,800
Interior Architecture	\$208,800	\$167,100
Electrical		\$636,900
Mechanical		\$500,700
Site Pavements	\$45,000	
<b>Total</b>	<b>\$2,038,800</b>	<b>\$1,355,500</b>
Importance Code A	\$1,785,000	\$50,800
Importance Code B	\$253,800	\$1,304,600
<b>Total</b>	<b>\$2,038,800</b>	<b>\$1,355,500</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$14,200			
Interior Architecture	\$129,700			\$6,600
Electrical	\$2,500	\$2,100	\$2,500	\$2,700
Mechanical	\$67,900	\$4,500	\$8,900	\$4,500
Site Pavements	\$37,300			
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
<b>Total</b>	<b>\$257,500</b>	<b>\$12,500</b>	<b>\$17,400</b>	<b>\$19,800</b>
Importance Code A	\$14,900	\$700	\$700	\$700
Importance Code B	\$203,900	\$11,800	\$16,700	\$19,100
Importance Code C	\$38,700			
<b>Total</b>	<b>\$257,500</b>	<b>\$12,500</b>	<b>\$17,400</b>	<b>\$19,800</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126  
NEW YORK BOTANICAL GARDEN PRATT BUILDING**

**Asset # : 2345**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	100%	Now	\$1,598,800	LIFE	**	5	\$50,800	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout Facade, Penthouse</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stair Walls Bulkhead / Mechanical Penthouse</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Stair Walls Bulkhead / Mechanical Penthouse</i>								
<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout Window Openings</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 15%</i>								
<i>Location : At Expansion Joints</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout, Facade Facing IPSC Building</i>								
<b>Windows</b>								
Aluminum	95%	Now	\$146,500	2055	**	5	\$1,700	
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Window Headers</i>								
Metal Louvers	5%			2039	**	10	\$1,100	
<b>Parapets</b>								
Masonry: Brick	95%	Now	\$39,800	LIFE	**	5	\$1,300	1
<i>Horizontal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Interior Face</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Interior Face</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Book Room</i>								
Pre-Cast Concrete	5%	4+	\$800	LIFE	**	5	\$400	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Coping</i>								
<b>Roof</b>								
IRMA/Protected Membrane	100%	4+	\$13,400	2035	**			
<i>Debris on Roof, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Side</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Around Penthouse</i>								

**Interior**

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN PRATT BUILDING**

**Asset # : 2345**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	20%	Now	\$91,200	2032	**	3	\$10,300	
	<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Terrazzo	5%	Now	\$8,300	LIFE	**	5	\$1,300	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 2nd Floor</i>							
Vinyl Tile	55%			2030	\$167,100	3	\$9,400	
Vinyl Tile 9" X 9"	20%	Now	\$78,700	2040	**	3	\$2,600	
	<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Interior Walls								
Concrete Masonry Unit	80%			LIFE	**	5	\$13,000	
Gypsum Board	20%			LIFE	**	5-10	\$6,900	
Ceilings								
AcousTileConcealSpLn	25%	Now	\$43,400	2043	**	5	\$5,400	
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
AcousTileSusp.Lay-In	30%	Now	\$86,700	2050	**	5	\$5,100	
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Exposed Concrete	45%			LIFE	**	5-10	\$19,300	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	80%	Now	\$45,000	2043	**			
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
	<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Pavers/Stone	20%	Now	\$9,500	2039	**			
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
On-Site Walkways								
Asphalt	100%	Now	\$7,100	2039	**			
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126  
NEW YORK BOTANICAL GARDEN PRATT BUILDING**

**Asset # : 2345**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Parking/Driveway  
Asphalt

100% Now \$20,700 2039 \* \*

*Cracking/Crumbling, Extent : Severe, Area Affected : 25%*

*Location : Throughout Parking Lot*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Switchgear / Switchboard

Fused Disc Sw 100% 2030 \$152,800 5 \$200

Raceway

Conduit 90% 2030 \$81,700 1

Conduit 10% 2050 \* \* 1

Panelboards

Fused Disc Sw 5% 2029 \$4,700 5

Molded Case Bkrs 70% 2029 \$65,400 5 \$800

Molded Case Bkrs 25% 2046 \* \* 5 \$300

Wiring

Thermoplastic 30% 2050 \* \* 1

Thermoplastic 70% 2030 \$85,900 1

Motor Controllers

Locally Mounted 25% 2028 \$7,700 5 \$100

Motor Control Center 70% 2028 \$69,000 5 \$800

Variable Frequency 5% 2047 \* \*

Drive

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 \$16,100 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 \$2,800 1

Exterior Lighting

HID 30% 2025 \$48,600 10

No Component 70%

Alarm

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 PRATT BUILDING**

**Asset # : 2345**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**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 Surveillance Camera Only In Human Resources Office And Entrance*

*Door*

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2025

\$133,300

1-3

\$7,800

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**Heating**

Conversion Equipment

Heat Exchanger, Plate & Frame

60%

2026

\$19,300

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

\$1,300

2038

\*\*

4

\$700

*Corroded, Extent : Moderate, Area Affected : 20%*

*Location : Various Locations*

Central Plant Steam Piping/Pmp

40%

0-2

\$9,100

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

\$11,300

2025

\$113,200

1

\$7,700

*Corroded, Extent : Moderate, Area Affected : 20%*

*Location : The Housing, Penthouse*

Convactor/Radiator

40%

2028

\$28,700

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.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN PRATT BUILDING**

**Asset # : 2345**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
Reciprocating Compr/Chiller	90%			2038	**	1	\$9,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 1 Unit Refrigerant R-410a</i>								
Split Unit	10%			2030	\$47,700			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	100%	0-2	\$2,700	2030	\$27,300	4	\$1,100	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Penthouse</i>								
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	90%			2025	\$225,700	1	\$12,700	
Fan Coil - 2 Pipe	10%			2030	\$42,500	1	\$700	
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	10%			2030	\$4,500	2	\$1,600	
Dry Cooler	90%			2035	**	2	\$14,400	
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%	0-2	\$20,600	LIFE	**	2-5	\$12,800	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations</i>								
<i>Unbalanced System, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Exhaust Fans</b>								
Interior	90%			2025	\$71,600	2	\$600	
Roof	10%			2030	\$3,700	2	\$100	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%	0-2	\$16,700	2040	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** :

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$309,300	\$209,800
Interior Architecture	\$186,500	\$121,400
Electrical		\$368,100
Mechanical	\$126,600	\$246,400
Site Pavements	\$105,700	
<b>Total</b>	<b>\$728,000</b>	<b>\$945,700</b>
Importance Code A	\$309,300	\$209,800
Importance Code B	\$313,100	\$735,900
Importance Code C	\$105,700	
<b>Total</b>	<b>\$728,000</b>	<b>\$945,700</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$17,500		\$10,200	
Interior Architecture	\$70,900		\$4,000	\$2,000
Electrical	\$9,200	\$6,800	\$13,000	\$6,800
Mechanical	\$43,000	\$24,200	\$41,200	\$21,000
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
<b>Total</b>	<b>\$146,500</b>	<b>\$36,900</b>	<b>\$74,300</b>	<b>\$35,700</b>
Importance Code A	\$18,400		\$11,000	
Importance Code B	\$93,500	\$36,900	\$63,200	\$35,700
Importance Code C	\$34,600			
<b>Total</b>	<b>\$146,500</b>	<b>\$36,900</b>	<b>\$74,300</b>	<b>\$35,700</b>



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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN STEERE HERBARIUM**

**Asset # : 13390**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Copper/Terne	5%			2065	**	10	\$8,900	
Metal Panel	5%			2050	**	5-10	\$26,100	
Pre-Cast Concrete	85%	4+	\$222,400	LIFE	**	5	\$209,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd And 3rd Floors Over Main Entrance</i>								
Window Wall	5%	Now	\$38,100	2050	**	5	\$7,100	
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<b>Windows</b>								
Aluminum	95%	Now	\$1,500	2046	**	5	\$100	
<i>Condensation Present, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Study Carrels On North Side</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Study Carrels On North Side</i>								
Metal Louvers	5%			2039	**	10	\$100	
<b>Parapets</b>								
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	\$32,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parapet Wall</i>								
<i>Explanation : Low Parapet</i>								
<b>Roof</b>								
IRMA/Protected Membrane	100%	Now	\$48,800	2035	**			
<i>Debris Present, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rooftop</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Wall</i>								
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Wall</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	70%			LIFE	**	5	\$242,800	
Ceramic Tile	5%			2039	**	5	\$4,000	
Terrazzo	5%			LIFE	**	5	\$6,200	
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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	5%			LIFE	**	10	\$3,600	
Concrete Masonry Unit	15%			LIFE	**	5	\$3,400	
Gypsum Board	75%			LIFE	**	5-10	\$36,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair Wells</i>								
Wood	5%			LIFE	**	5	\$11,400	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%			2043	**	5	\$4,000	
Exposed Concrete	75%			LIFE	**	5-10	\$74,300	
Exposed Struc: Steel	10%			LIFE	**	10	\$15,900	
Gypsum Board	10%			LIFE	**	5-10	\$27,300	
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Asphalt	95%	Now	\$45,600	2039	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%			2043	**			
<b>Parking/Driveway</b>								
Asphalt	100%	Now	\$60,000	2039	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2040	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4,000 Ampere High Pressure Contact Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	30%			2040	**	5	\$100	
Molded Case Bkrs	70%			2040	**	5	\$1,300	
<b>Raceway</b>								
Conduit	100%			2040	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2038	**	5	\$100	
Molded Case Bkrs	95%			2038	**	5	\$1,800	
<b>Wiring</b>								
Thermoplastic	100%			2040	**	1		

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN STEERE HERBARIUM**

**Asset # : 13390**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
Motor Controllers								
	Locally Mounted	10%			2035	**	5	
	Motor Control Center	85%			2035	**	5	\$1,600
	Variable Frequency Drive	5%			2047	**		
<b>Ground</b>								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,100
<b>Stand-by Power</b>								
Transfer Switches								
	Automatic	100%			2035	**	1	\$21,500
Generators								
	Diesel	100%			2033	**	1	\$27,100
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : One 230 Kilowatts</i>							
Batteries								
	Lead/Acid	100%			2023	\$1,600	5	\$2,600
Fuel Storage								
	Day Tank	50%			2038	**	5	\$6,500
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : One 75 Gallons</i>							
	Main Tank	50%			2045	**	5	\$1,000
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : First Floor Mechanical Room</i>							
	<i>Explanation : One 275 Gallons</i>							
<b>Lighting</b>								
Interior Lighting								
	Fluorescent	10%			2030	\$23,600	10	\$6,400
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout the building</i>							
	<i>Explanation : T-5 Lamps</i>							
	Fluorescent	10%			2030	\$23,600	10	\$6,400
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	Fluorescent	75%			2030	\$177,200	10	\$48,200
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	LED	5%			2038	**		
Egress Lighting								
	Emergency, Service	55%			2030	\$19,700	1	
	Exit, LED	45%			2058	**	1	
Exterior Lighting								
	HID	30%			2030	\$82,700	10	\$100
	No Component	70%						

**Alarm**

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN STEERE HERBARIUM**

**Asset # : 13390**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**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	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**Heating**

Energy Source

Plant Campus Steam / PRV	100%			2050	**	1		
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*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	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : 1st Floor Mechanical Room*

*Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump	90%			2046	**	4	\$4,700	
Steam Piping/Pump	10%			2040	**			

Terminal Devices

Air Handler	90%			2035	**	1	\$39,000	
Convactor/Radiator	5%			2043	**	1	\$1,100	
Unit Heater - Steam	5%			2035	**	4	\$300	

**Air Conditioning**

Energy Source

Electricity	100%			2046	**	1		
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Conversion Equipment

Centrifugal, Elec Chiller	85%			2033	**	1	\$64,400	
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*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	\$77,300	2045	**	1	\$6,800	
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*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	**	2	\$200	
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*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.*

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN STEERE HERBARIUM**

**Asset # : 13390**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Distribution</b>								
	CW & CHW Wtr	95%			2050	**	4	\$4,900
	Pipe/Pump							
	No Component	5%						
<b>Terminal Devices</b>								
	Air Handler/Cool/Ht	95%			2035	**	1	\$41,100
	No Component	5%						
<b>Heat Rejection</b>								
	Water Cooling Tower	95%	0-2	\$49,300	2028	\$246,400	2	\$53,500
				<i>Corroded, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Valves, Piping And Heat Rejection Fins, 5th Floor Roof</i>				
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : 5th Floor Roof</i>				
				<i>Explanation : Low Efficiency Unit.</i>				
	No Component	5%						
<b>Dehumidifier</b>								
	Generic	100%			2031	**		
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$61,800
<b>Exhaust Fans</b>								
	Interior	95%			2035	**	2	\$2,000
	Roof	5%			2030	\$5,700	2	\$100
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%			2050	**	1	
<b>Water Heater</b>								
	Electric	10%			2025	\$6,000	4	\$100
	No Component	90%						
<b>HW Heat Exchanger</b>								
	HTHW/HW	100%			2050	**		
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Backflow Preventer</b>								
	Generic	100%			2035	**	1	\$4,300
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								
<b>Elevators</b>								
	Geared Traction	100%			LIFE	**		
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : 1st Floor To 6th Floor</i>				
				<i>Explanation : 1 Unit. Defective Control Panel.</i>				
<b>Fire Suppression</b>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN STEERE HERBARIUM**

**Asset # : 13390**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
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	

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** :

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$104,300	
<b>Total</b>	<b>\$104,300</b>	
Importance Code A	\$104,300	
<b>Total</b>	<b>\$104,300</b>	

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$10,300	\$22,500	\$4,900	
Interior Architecture	\$49,800	\$7,400	\$12,500	
Electrical	\$1,100	\$800	\$900	\$800
Mechanical	\$9,200	\$3,700	\$6,200	\$3,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$74,400</b>	<b>\$38,200</b>	<b>\$28,400</b>	<b>\$8,100</b>
Importance Code A	\$11,000	\$23,100	\$5,500	\$600
Importance Code B	\$41,800	\$15,200	\$19,900	\$7,400
Importance Code C	\$21,500		\$3,000	
<b>Total</b>	<b>\$74,400</b>	<b>\$38,200</b>	<b>\$28,400</b>	<b>\$8,100</b>



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**DEPARTMENT OF CULTURAL AFFAIRS - 126  
NEW YORK BOTANICAL GARDEN STONE MILL**

**Asset # : 2346**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	10%	4+	\$6,000	LIFE	**	5	\$2,300	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Masonry: Fieldstone	80%	4+	\$104,300	LIFE	**	5	\$13,900	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Window Wall	10%			2056	**	5	\$8,700	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement Level To Rear Recreational Space</i>								
<i>Explanation : Row Of Frence Doors With Side Lites</i>								
Windows								
Wood	100%			2052	**	5	\$44,900	
Roof								
Wood Shingles	100%			2043	**	10	\$4,900	
Interior								
Floors								
Carpet	20%			2031	**	3	\$5,800	
Cast in Place Concrete	5%			LIFE	**	5	\$4,200	
Ceramic Tile	5%			2043	**	5	\$1,000	
Quarry Tile	15%			2047	**	5	\$4,300	
Traffic Topping	15%			2038	**	5	\$3,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Cellar Level</i>								
<i>Explanation : Liquid Applied Resin Coating With Hardwood Border</i>								
Wood	40%			2058	**	5	\$14,400	
Interior Walls								
Ceramic Tile	15%			2043	**	5	\$5,900	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,600	
Gypsum Board	30%			LIFE	**	5-10	\$20,200	
Masonry: Brick	5%			LIFE	**	10	\$600	
Masonry: Fieldstone	45%			LIFE	**	10	\$7,100	
Ceilings								
AcousTileSusp.Lay-In	30%			2047	**	5	\$6,700	
Exposed Struc: Steel	5%			LIFE	**	10	\$2,200	
Exposed Struc: Wood	50%			LIFE	**	10	\$16,700	
Gypsum Board	15%			LIFE	**	5-10	\$11,400	
Site Enclosure								
Fence/Gates								
Aluminum Rail	90%			2043	**	5-10		
Wood	10%			2031	**			
Retaining Walls								
Masonry: Fieldstone	100%			2050	**			
Site Pavements								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126  
NEW YORK BOTANICAL GARDEN STONE MILL**

**Asset # : 2346**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>

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	* *		
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Activity Yard

Pavers/Stone	100%				2043	* *		
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<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>

Under 600 Volts

Service Equipment

Air Circuit Breaker	100%				2050	* *	5	\$100
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*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
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Raceway

Conduit	100%				2050	* *	1	
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Panelboards

Fused Disc Sw	5%				2046	* *	5	
Molded Case Bkrs	95%				2046	* *	5	\$300

Wiring

Thermoplastic	100%				2050	* *	1	
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Motor Controllers

Locally Mounted	90%				2043	* *	5	\$100
Variable Frequency Drive	10%				2050	* *		

Ground

Grounding Devices

Generic	100%				LIFE	* *	5	\$400
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Stand-by Power

Transfer Switches

Automatic	100%				2043	* *	1	\$4,000
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126  
NEW YORK BOTANICAL GARDEN STONE MILL**

**Asset # : 2346**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	20%			2035	**	10	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	40%			2035	**	10	\$4,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2035	**	10	\$1,200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
LED	10%			2038	**			
LED	20%			2038	**			
<b>Egress Lighting</b>								
Emergency, Service	30%			2035	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : HOC Building</i>								
<i>Explanation : Emergency Power Fed From Other Building</i>								
Emergency, Battery	20%			2035	**	10	\$600	
Exit, LED	50%			2058	**	1		
<b>Exterior Lighting</b>								
HID	50%			2035	**	10		
No Component	50%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2035	**	1	\$1,400	
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$2,400	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Natural Gas	100%			2050	**	1		
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2043	**	1	\$6,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2046	**	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  
NEW YORK BOTANICAL GARDEN STONE MILL**

**Asset # : 2346**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	95%			2035	**	1	\$7,500	
Convactor/Radiator	5%			2043	**	1	\$200	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2035	**	1	\$6,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : On Side Of The Building</i>								
<i>Explanation : 1 Unit, R-410a</i>								
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	\$11,300	
Exhaust Fans								
Interior	100%			2035	**	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
HW Heat Exchanger								
HTHW/HW	100%			2050	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2035	**	4	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Courtyard</i>								
<i>Explanation : 1 Unit</i>								
Backflow Preventer								
Generic	100%			2035	**	1	\$800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF CULTURAL AFFAIRS - 126  
NEW YORK BOTANICAL GARDEN STONE MILL**

**Asset # : 2346**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Fire Suppression	Sprinkler							
	Generic	100%			2050	* *	1-2	\$3,600
Chemical System	No Component	99%						
	Generic	1%			2028	\$300	1-3	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$141,100	
Mechanical		\$122,500
<b>Total</b>	<b>\$141,100</b>	<b>\$122,500</b>
Importance Code A	\$141,100	\$122,500
<b>Total</b>	<b>\$141,100</b>	<b>\$122,500</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$9,500			
Interior Architecture	\$58,000			\$300
Electrical	\$700			\$100
Mechanical	\$9,000		\$700	
Site Pavements	\$1,600			
<b>Total</b>	<b>\$78,800</b>		<b>\$700</b>	<b>\$400</b>
Importance Code A	\$10,100		\$700	
Importance Code B	\$64,800			\$400
Importance Code C	\$3,900			
<b>Total</b>	<b>\$78,800</b>		<b>\$700</b>	<b>\$400</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN STORAGE AND LOWER GARAGE**

**Asset # : 2371**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Alum/Vinyl Siding	65%			2040	**	10	\$1,500	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : All Facades</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Vinyl Siding</i>								
Masonry: Brick	20%			LIFE	**	5	\$2,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Wall Openings</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Facades</i>								
Metal Coiling Doors	15%			2035	**	5	\$3,400	
Windows								
Aluminum	30%			2046	**	5	\$100	
Wood	70%	Now	\$8,000	2055	**	5	\$1,400	1
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Upper Floor</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Upper Floor</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Upper Floor</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Upper Floor</i>								
Roof								
Slate	100%	Now	\$141,100	LIFE	**			1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South End</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Facade</i>								
<i>Explanation : Gutters Replaced On West Facade</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN STORAGE AND LOWER GARAGE**

**Asset # : 2371**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	50%			LIFE	**	5	\$23,200	
Vinyl Tile	25%	Now	\$23,500	2040	**	3	\$1,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Various Areas</i>								
<i>Patching Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Areas On Upper Floor</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : North End Of Upper Floor</i>								
Wood	25%			2045	**	5	\$5,000	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floor</i>								
<b>Interior Walls</b>								
Gypsum Board	55%			LIFE	**	5-10	\$1,400	
Masonry: Brick	15%			LIFE	**	10	\$100	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South End Of Shop</i>								
Masonry: Fieldstone	10%			LIFE	**	10	\$100	
Wood	20%			LIFE	**	5	\$2,400	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	2%			2035	**	5	\$200	
Exposed Struc: Wood	20%			LIFE	**	10	\$3,200	
Gypsum Board	58%	Now	\$13,000	LIFE	**	5	\$7,700	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Areas</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lower Floor</i>								
Gypsum Board	20%			LIFE	**	5-10	\$7,300	
<b>Site Enclosure</b>								
<b>Free Standing Walls</b>								
Cast in Place Concrete	100%			2065	**			
<b>Retaining Walls</b>								
Masonry: Fieldstone	100%			2050	**			
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Asphalt	95%	Now	\$1,000	2033	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%	Now	\$600	2050	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN STORAGE AND LOWER GARAGE**

**Asset # : 2371**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	100%			2030	\$3,900	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2029	\$400	5		
Molded Case Bkrs	95%			2029	\$7,400	5	\$200	
<b>Wiring</b>								
Braided Cloth	40%			2029	\$3,400	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Thermoplastic	60%			2030	\$5,100	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2028	\$7,500	5		
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	90%			2030	\$14,500	10	\$5,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	10%			2025	\$1,600	10	\$600	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
<b>Exterior Lighting</b>								
HID	100%			2025	\$28,000	10		

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Electricity	100%			2040	**	1		
<b>Conversion Equipment</b>								
Radiant Heater	100%			2025	\$122,500	2	\$3,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : 10 Units</i>						
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2038	**	1		
<b>Conversion Equipment</b>								
Window/Wall Unit	40%	0-2	\$5,800	2030	\$5,800	1		
		<i>Not Energy Efficient, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Various Locations</i>						
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Various Locations</i>						
No Component	60%							

**Plumbing**

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN STORAGE AND LOWER GARAGE**

**Asset # : 2371**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
	H/C Water Piping							
	Brass/Copper	50%		2030	\$25,800	1		
	Galvanized Steel	50%		2028	\$15,200	1		
	Water Heater							
	Electric	100%		2029	\$6,100	4	\$100	
	Sanitary Piping							
	Cast Iron	100%	0-2	\$2,500	LIFE	**	1	
			<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Front Outside Of The Building</i>					
	Fixtures							
	Generic	100%						
			<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Locker Room</i>					

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : NEW YORK BOTANICAL GARDEN UPPER GARAGE - MECH. SHOP  
**Address** : SOUTHERN BLVD. @200TH STREET  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DCA0010.120 / 2257 **Yr Built/Renovated** : 1982 /  
**Area Sq Ft** : 4,210 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 13-Mar-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 3272 **Lot** : 1 **BIN** :

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$36,200	
Electrical		\$157,800
<b>Total</b>	<b>\$36,200</b>	<b>\$157,800</b>
Importance Code A	\$36,200	
Importance Code B		\$157,800
<b>Total</b>	<b>\$36,200</b>	<b>\$157,800</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$39,200			
Interior Architecture	\$19,200			
Electrical	\$2,000	\$300	\$400	\$300
Mechanical	\$1,100	\$100	\$900	\$100
Site Pavements	\$3,900			
<b>Total</b>	<b>\$65,500</b>	<b>\$400</b>	<b>\$1,300</b>	<b>\$500</b>
Importance Code A	\$39,200	\$100		\$100
Importance Code B	\$19,900	\$300	\$1,300	\$300
Importance Code C	\$6,400			
<b>Total</b>	<b>\$65,500</b>	<b>\$400</b>	<b>\$1,300</b>	<b>\$500</b>



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN UPPER GARAGE - MECH. SHOP**

**Asset # : 2257**

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Fieldstone	60%	4+	\$24,100	LIFE	**	5	\$4,000		
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Front And Side Facades</i>									
Metal Sect. OHD	30%			2035	**	5	\$8,400		
Stucco Cement	10%	Now	\$2,700	2035	**	5	\$1,100		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Sides And Rear Of Building</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>									
<i>Location : East And West Facades</i>									
Parapets									
Masonry: Fieldstone	90%			LIFE	**	5-10	\$41,100		
Stucco Cement	10%			2035	**	5	\$1,100		
Roof									
Asphalt Shingle	90%	Now	\$5,700	2033	**				
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Various Areas</i>									
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Leaders Not Functional</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : At Skylight</i>									
Skylight, Metal/Glass	10%	Now	\$6,800	2040	**				
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 15%</i>									
<i>Location : Intersection Of Ridge And Wall</i>									
Interior									
Floors									
Cast in Place Concrete	100%	0-2	\$3,600	LIFE	**	5	\$14,400		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
Interior Walls									
Concrete Masonry Unit	90%	Now	\$2,300	LIFE	**	5	\$400		
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Near Roof</i>									
Gypsum Board	10%	Now	\$100	LIFE	**	5	\$100		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Upper Wall</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Upper Wall</i>									
Ceilings									
Exposed Struc: Steel	97%			LIFE	**	10	\$12,800		
Gypsum Board	3%	0-2	\$400	LIFE	**	5	\$200		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Office Ceiling</i>									
Site Pavements									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN UPPER GARAGE - MECH. SHOP**

**Asset # : 2257**

<b>Architecture</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

Site Pavements

Parking/Driveway

Asphalt

100% 0-2 \$3,900 2039 \* \*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%*

*Location : Throughout*

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2030 \$5,000 5

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 600 Ampere Service*

Switchgear / Switchboard

Molded Case Bkrs

100% 2030 \$50,900 5 \$100

Raceway

Conduit

100% 2050 \* \* 1

Panelboards

Fused Disc Sw

5% 2029 \$2,000 5

Molded Case Bkrs

95% 2029 \$38,200 5 \$100

Wiring

Thermoplastic

100% 2030 \$28,900 1

Motor Controllers

Locally Mounted

100% 2028 \$15,000 5

Ground

Grounding Devices

Generic

100% LIFE \* \* 5 \$100

Stand-by Power

Transfer Switches

Automatic

100% 2028 \$5,000 1 \$1,300

Generators

Diesel

100% 2026 \$68,600 1 \$1,600

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Outside*

*Explanation : One 150 Kilowatts*

Batteries

Lead/Acid

100% 2021 \$1,600 5 \$200

Fuel Storage

Main Tank

100% 2033 \* \* 5 \$100

*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.*

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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 UPPER GARAGE - MECH. SHOP**

**Asset # : 2257**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	100%			2030	\$12,500	10	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting Emergency, Service No Component	50%			2030	\$1,100	1		
Exterior Lighting HID No Component	50%			2025	\$8,300	10		
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source Electricity	100%			2040	**	1		
Conversion Equipment Radiant Heater	30%			2030	\$22,900	2	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanic Area</i>								
<i>Explanation : 3 Units</i>								
No Component	70%							
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2038	**	1		
Conversion Equipment Window/Wall Unit No Component	10%			2023	\$900	1		
	90%							
<b>Ventilation</b>								
Exhaust Fans Wall Unit	70%	0-2	\$1,100	2040	**	2	\$100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2 Units, 1 For Each End Of The Building</i>								
No Component	30%							
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%			2040	**	1		
Water Heater Electric	100%			2025	\$3,800	4		
Sanitary Piping Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** :

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Mechanical		\$64,000
<b>Total</b>		<b>\$64,000</b>
Importance Code B		\$64,000
<b>Total</b>		<b>\$64,000</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$9,400		\$10,400	
Interior Architecture	\$25,800			
Electrical	\$300	\$100	\$200	\$100
Mechanical	\$5,000	\$400	\$700	\$400
<b>Total</b>	<b>\$40,400</b>	<b>\$500</b>	<b>\$11,300</b>	<b>\$500</b>
Importance Code A	\$9,700	\$300	\$10,700	\$300
Importance Code B	\$27,300	\$200	\$600	\$200
Importance Code C	\$3,400			
<b>Total</b>	<b>\$40,400</b>	<b>\$500</b>	<b>\$11,300</b>	<b>\$500</b>



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126  
NEW YORK BOTANICAL GARDEN VISITOR SHOP**

**Asset # : 13970**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Fieldstone	30%			LIFE	**	5	\$10,500	
Metal Panel	15%			2050	**	5-10	\$24,100	
Stucco Cement	5%			2043	**	5	\$2,900	
Window Wall	50%			2050	**	5	\$43,800	
<b>Roof</b>								
Metal Panel	85%			2043	**	10	\$9,000	
Skylight, Plastic	15%	Now	\$4,200	2043	**	1		
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Edge Fronting Plaza</i>								
<b>Soffits</b>								
Wood	100%			2043	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front And Rear Facade</i>								
<i>Explanation : Roof Overhang</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	100%	4+	\$8,200	LIFE	**	5	\$26,500	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Entry To Staff Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Gypsum Board	5%			LIFE	**	5-10	\$1,100	
Masonry: Fieldstone	50%			LIFE	**	10	\$2,700	
No Component	45%							
<b>Ceilings</b>								
Exposed Struc: Wood	95%			LIFE	**	10	\$13,100	
Gypsum Board	5%			LIFE	**	5-10	\$1,600	
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Pavers/Stone	100%			2039	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Transformers</b>								
Dry Type	100%			2043	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Closet Room</i>								
<i>Explanation : One 45 Kilovolt-ampere, 480 High Voltage 208/120 Low Voltage</i>								
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	100%			2050	**	5		
<b>Raceway</b>								
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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
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	\$200	
Lighting								
Interior Lighting								
Fluorescent	30%			2035	**	10	\$1,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	10%			2035	**	10	\$500	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
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	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2050	**	1		
Conversion Equipment								
Furnace	100%			2030	\$12,000	1	\$2,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside Rear Of The Building</i>						
		<i>Explanation : 2 Package Units</i>						
Air Conditioning								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126  
NEW YORK BOTANICAL GARDEN VISITOR SHOP**

**Asset # : 13970**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2030	\$64,000	2	\$300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units, Outside Rear Of The Building</i>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%	0-2	\$4,700	LIFE	**	2-5	\$2,900	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Outside Of The Building</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Outside Of The Building</i>								
Exhaust Fans								
Roof	100%			2030	\$8,500	2	\$200	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
Water Heater								
Electric	100%			2028	\$4,500	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.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

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 2021 - 2024	FY 2025 - 2030
Mechanical		\$48,100
<b>Total</b>		<b>\$48,100</b>
Importance Code A		\$48,100
<b>Total</b>		<b>\$48,100</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$10,700	\$12,400	\$22,400	
Interior Architecture	\$23,500			\$800
Electrical	\$100	\$100	\$100	\$100
Mechanical	\$900	\$300	\$200	\$300
<b>Total</b>	<b>\$35,200</b>	<b>\$12,700</b>	<b>\$22,700</b>	<b>\$1,100</b>
Importance Code A	\$10,700	\$12,600	\$22,400	\$300
Importance Code B	\$17,300	\$100	\$300	\$100
Importance Code C	\$7,200			\$800
<b>Total</b>	<b>\$35,200</b>	<b>\$12,700</b>	<b>\$22,700</b>	<b>\$1,100</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN VISITORS REST ROOMS**

**Asset # : 13972**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Masonry: Fieldstone	50%			LIFE	**	5	\$6,300	
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	
<b>Interior</b>								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$17,900	
<i>Horizontal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Women Restroom</i>								
Interior Walls								
Ceramic Tile	20%			2039	**	5	\$1,600	
Gypsum Board	80%			LIFE	**	5-10	\$11,200	
Ceilings								
Exposed Struc: Wood	100%			LIFE	**	10	\$7,300	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2074	**			
Site Pavements								
On-Site Walkways								
Asphalt	50%			2039	**			
Pavers/Stone	50%			2039	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
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.  
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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 VISITORS REST ROOMS**

**Asset # : 13972**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	100%			2035	**	10	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting Exit, Service No Component	50%			2035	**	1		
Exterior Lighting LED No Component	50%			2038	**			
<b>Alarm</b>								
Security System No Component Generic	90%			2035	**	1	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : CCTV Surveillance Camera Only Outside</i>								
Fire/Smoke Detection No Component Generic, Digital	70%			2035	**	1-3	\$500	
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source Electricity	100%			2050	**	1		
Conversion Equipment Radiant Heater	100%			2030	\$48,100	2	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 8 Units</i>								
<b>Ventilation</b>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$2,500	
Exhaust Fans Interior	100%			2035	**	2	\$100	
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%			2050	**	1		
Water Heater Electric	100%			2028	\$2,400	4		
Sanitary Piping Cast Iron	100%			LIFE	**	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific 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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component</b>	<b>% of</b>	<b>Fail Date</b>	<b>Estimated Cost</b>	<b>Year</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost</b>
	<b>Type</b>	<b>Total</b>	<b>(Years)</b>		<b>FY</b>		<b>(Yrs)</b>	
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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** :

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$7,004,100	\$78,900
Interior Architecture	\$302,500	
Electrical		\$254,700
Mechanical	\$179,200	\$925,400
<b>Total</b>	<b>\$7,485,800</b>	<b>\$1,259,000</b>
Importance Code A	\$7,004,100	\$136,300
Importance Code B	\$370,900	\$1,122,700
Importance Code C	\$110,800	
<b>Total</b>	<b>\$7,485,800</b>	<b>\$1,259,000</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$100,000			
Interior Architecture	\$223,800		\$1,200	\$17,000
Electrical	\$6,800	\$1,500	\$1,900	\$2,000
Mechanical	\$42,200	\$9,700	\$12,200	\$6,600
Site Pavements	\$50,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$427,600</b>	<b>\$15,200</b>	<b>\$19,300</b>	<b>\$29,500</b>
Importance Code A	\$102,000	\$2,000	\$2,000	\$2,000
Importance Code B	\$285,200	\$13,200	\$16,600	\$27,500
Importance Code C	\$40,300		\$600	
<b>Total</b>	<b>\$427,600</b>	<b>\$15,200</b>	<b>\$19,300</b>	<b>\$29,500</b>



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126  
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	\$41,100	LIFE	**	5	\$21,000	
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Expansion Joints</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stairwell</i>								
Metal/Glass Curt Wall	60%	Now	\$6,963,000	LIFE	**	5	\$78,900	1
<i>Air Infiltration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Mullions</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Offices</i>								
Stucco Cement	10%			2035	**	5	\$17,500	
Windows								
Aluminum	15%	Now	\$29,400	2055	**	5	\$300	
<i>Bent/Warped Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
No Component	85%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN WATSON BUILDING**

**Asset # : 2373**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick Cavity	20%	4+	\$26,900	LIFE	**	5	\$900	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Metal/Glass Curt Wall	40%	Now	\$29,400	2040	**	5	\$3,600	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Areas</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
Metal Panel	10%	Now	\$1,900	2050	**	5	\$900	1
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Coping Throughout</i>								
Stucco Cement	30%	0-2	\$3,800	2035	**	5	\$1,800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Areas</i>								
Roof								
IRMA/Protected Membrane	100%	4+	\$8,600	2035	**			
<i>Drains Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Watson Connector</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Watson Connector</i>								
Interior								
Floors								
Carpet	45%	Now	\$183,000	2029	\$366,000	3	\$41,300	
<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Third Floor</i>								
<i>Wrinkling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Third Floor</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$13,400	
Ceramic Tile	3%	Now	\$37,100	2045	**	5	\$900	
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Bathrooms</i>								
Ceramic Tile	2%			2043	**	5	\$1,200	
Terrazzo	3%			LIFE	**	5	\$2,900	
Vinyl Tile	42%	Now	\$22,800	2035	**	3	\$9,600	
<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Areas</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN WATSON BUILDING**

**Asset # : 2373**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%	Now	\$54,900	2045	**	5	\$1,000	
<i>Worn/Eroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Bathrooms</i>								
Ceramic Tile	2%			2043	**	5	\$1,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Handicap Toilet</i>								
Concrete Masonry Unit	15%			LIFE	**	5	\$7,600	
Gypsum Board	80%			LIFE	**	5-10	\$86,500	
Ceilings								
AcousTileConcealSpLn	20%			2035	**	5	\$15,300	
AcousTileSusp.Lay-In	75%	Now	\$154,600	2043	**	5	\$22,900	
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : First, Third And Fourth Floors</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 30%</i>								
<i>Location : First, Third And Fourth Floors</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Third Floor Office South Side At Window</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : First, Third And Fourth Floors</i>								
Exposed Struc: Steel	5%			LIFE	**	10	\$6,100	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	80%	Now	\$11,900	2043	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	20%	Now	\$2,500	2039	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Asphalt	100%	Now	\$6,200	2039	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Asphalt	100%	Now	\$30,400	2039	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK BOTANICAL GARDEN WATSON BUILDING**

**Asset # : 2373**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
<b>Switchgear / Switchboard</b>								
	Fused Disc Sw	100%			2030	\$34,000	5	\$100
<b>Raceway</b>								
	Conduit	95%			2030	\$31,000	1	
	Conduit	5%			2040	**	1	
<b>Panelboards</b>								
	Fused Disc Sw	5%			2029	\$1,200	5	
	Molded Case Bkrs	20%			2038	**	5	\$200
	Molded Case Bkrs	65%			2029	\$15,200	5	\$500
	Molded Case Bkrs	10%			2046	**	5	\$100
<b>Wiring</b>								
	Thermoplastic	20%			2050	**	1	
	Thermoplastic	50%			2030	\$14,500	1	
	Thermoplastic	30%			2040	**	1	
<b>Motor Controllers</b>								
	Locally Mounted	15%			2028	\$8,800	5	
	Locally Mounted	5%			2047	**	5	
	Motor Control Center	70%			2028	\$40,900	5	\$600
	Variable Frequency Drive	10%			2047	**		
<b>Ground</b>								
	Grounding Devices							
	Not Accessible	100%						
<b>Stand-by Power</b>								
	Transfer Switches							
	Automatic	100%			2043	**	1	\$9,200
<b>Lighting</b>								
<b>Interior Lighting</b>								
	LED	100%			2040	**		
<b>Egress Lighting</b>								
	Emergency, Battery	50%			2025	\$28,700	10	\$4,900
	Exit, Service	50%			2025	\$5,700	1	
<b>Exterior Lighting</b>								
	HID	100%			2025	\$117,200	10	\$100
<b>Alarm</b>								
<b>Security System</b>								
	No Component	90%						
	Generic	10%			2038	**	1	\$1,100
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Outside The Building</i>							
	<i>Explanation : CCTV Surveillance Camera</i>							
<b>Fire/Smoke Detection</b>								
	No Component	70%						
	Generic, Analog	30%			2025	\$96,500	1-3	\$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**  
**NEW YORK BOTANICAL GARDEN WATSON BUILDING**

**Asset # : 2373**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
	Energy Source							
	Plant Campus Steam / PRV	100%			2050	**	1	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Steam Provided From Adjacent Library Building</i>					
Conversion Equipment								
	Heat Exchanger, Plate & Frame	100%			2026	\$57,400	1	\$20,200
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Penthouse</i>					
			<i>Explanation : 1 Unit</i>					
Distribution								
	Hot Wtr Piping/Pump	70%	0-2	\$8,700	2038	**	4	\$1,400
			<i>Corroded, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Various Locations</i>					
			<i>Loose, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Control Valves, Various Locations.</i>					
	Central Plant Steam Piping/Pmp	30%			2030	\$202,500	4	\$900
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Steam Tunnel</i>					
			<i>Explanation : Low Pressure Steam Direct From Science Building</i>					
Terminal Devices								
	Air Handler	15%			2025	\$84,100	1	\$3,800
	Air Handler	35%			2035	**	1	\$8,800
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 1 Exterior Package Unit</i>					
	Fan Coil Unit/Heat	50%	2-4	\$179,200	2040	**	1	\$5,900
			<i>Damaged, Extent : Moderate, Area Affected : 80%</i>					
			<i>Location : Throughout</i>					
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Inefficient Units</i>					
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.  
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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 WATSON BUILDING**

**Asset # : 2373**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
	Reciprocating Compr/Chiller	40%			2038	**	1	\$7,600
				<i>Recent Installation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Using Refrigerant R410 In The Penthouse</i>				
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Penthouse</i>				
				<i>Explanation : 1 Unit. Using Refrigerant R-410a</i>				
	Ext Pkg Unit - Heating/Cooling	50%			2035	**	2	\$1,300
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 1 Unit, 4th Floor Roof</i>				
	No Component	10%						
<b>Distribution</b>								
	CW & CHW Wtr Pipe/Pump	40%	0-2	\$1,800	2030	\$17,500	4	\$800
				<i>Corroded, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Penthouse And Various Other Areas</i>				
	No Component	60%						
<b>Terminal Devices</b>								
	Air Handler/Cool/Ht	10%			2025	\$40,300	1	\$2,500
	Fan Coil - 4 Pipe	40%			2025	\$336,100	1	\$5,300
	No Component	50%						
<b>Heat Rejection</b>								
	Dry Cooler	40%			2035	**	2	\$11,400
	No Component	60%						
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	60%	0-2	\$11,000	LIFE	**	2-5	\$13,700
				<i>Unbalanced System, Extent : Moderate, Area Affected : 80%</i>				
				<i>Location : Throughout</i>				
	Ductwork/Diffusers	40%			LIFE	**	2-5	\$14,400
<b>Exhaust Fans</b>								
	Interior	75%			2030	\$106,400	2	\$900
	Roof	25%			2035	**	2	\$300
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%			2040	**	1	
<b>Water Heater</b>								
	Electric	100%	0-2	\$7,000	2030	\$35,100	4	\$200
				<i>Not Energy Efficient, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Penthouse</i>				
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Penthouse</i>				
<b>HW Heat Exchanger</b>								
	Steam Fired	100%			2030	\$63,500	4	\$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  
NEW YORK BOTANICAL GARDEN WATSON BUILDING**

**Asset # : 2373**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
	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%						
<b>Vertical Transport</b>								
	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 6th Floor</i>					
			<i>Explanation : Watson And Pratt Share One Elevator. It Is Down Often, No Parts Are Available In The Market.</i>					
<b>Fire Suppression</b>								
	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.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : NEW YORK CITY CENTER  
**Address** : 130 W 56TH ST. BETWEEN 6TH - 7TH AVENUES  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DCA0018.000 / 2354 **Yr Built/Renovated** : 1924 / 2011  
**Area Sq Ft** : 163,941 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 06-Jun-2017 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,4,4m,5,5m,6,6m,7,9  
**Block** : 1008 **Lot** : 15 **BIN** : 1023391

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$293,200	\$295,200
Interior Architecture		\$578,700
Electrical	\$37,600	\$2,869,300
Mechanical	\$503,200	\$4,010,500
<b>Total</b>	<b>\$834,000</b>	<b>\$7,753,700</b>
Importance Code A	\$293,200	\$295,200
Importance Code B	\$540,800	\$7,458,500
<b>Total</b>	<b>\$834,000</b>	<b>\$7,753,700</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$71,000		\$11,100	\$24,400
Interior Architecture	\$54,900	\$10,700	\$9,200	\$36,800
Electrical	\$44,500	\$15,100	\$42,400	\$11,400
Mechanical	\$88,200	\$73,200	\$80,200	\$74,600
Elevators/Escalators	\$64,200	\$64,200	\$64,200	\$64,200
<b>Total</b>	<b>\$322,800</b>	<b>\$163,200</b>	<b>\$207,000</b>	<b>\$211,400</b>
Importance Code A	\$71,000	\$4,900	\$11,400	\$24,400
Importance Code B	\$251,800	\$158,300	\$195,600	\$187,000
Importance Code C				
<b>Total</b>	<b>\$322,800</b>	<b>\$163,200</b>	<b>\$207,000</b>	<b>\$211,400</b>



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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 CITY CENTER**  
**Asset # : 2354**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	7%			LIFE	**	5	\$124,500	
Masonry: Brick	75%			LIFE	**	5	\$170,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Walls At Cooling Tower Roof</i>								
Masonry: Granite	8%			LIFE	**	5	\$13,700	
Masonry: Limestone	10%			LIFE	**	5	\$17,100	
Windows								
Metal Clad	70%			2036	**	5	\$21,400	
Steel	10%	Now	\$29,100	2053	**	5	\$3,100	
<i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Penthouse</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse And Tower</i>								
Wood	20%	2-4	\$31,200	2053	**	5	\$4,900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$6,900	
Masonry: Granite	5%			LIFE	**	5	\$500	
Masonry: Limestone	5%			LIFE	**	5	\$500	
Roof								
Built-Up (BUR)	5%	Now	\$68,200	2038	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Drains - Roof Above Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 12th Floor</i>								
Clay Tile	30%			2048	**	10	\$26,600	
Copper/Terne	5%			2043	**	10	\$11,100	
Modified Bitumen	55%	4+	\$225,000	2033	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Roof Atop Office Tower</i>								
<i>Ponding, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Roof Atop Office Tower</i>								
Roll Roofing	5%			2024		5	\$7,400	

Interior

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK CITY CENTER**  
**Asset # : 2354**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	20%			2027	\$710,900	3	\$98,200	
Carpet	10%			2027	\$355,500	3	\$49,100	
Cast in Place Concrete	15%			LIFE	**	5	\$80,500	
Ceramic Tile	5%			2037	**	5	\$12,300	
Marble Panels	10%			LIFE	**	5	\$18,400	
Marble Panels	5%			LIFE	**	5	\$9,200	
Quarry Tile	5%			2033	**	5	\$18,400	
Terrazzo	15%			LIFE	**	5	\$28,800	
Vinyl Tile	15%			2028	\$355,200	3	\$13,800	
<b>Interior Walls</b>								
Glazed Ceramic Panel	5%			LIFE	**			
Gypsum Board	25%			LIFE	**	5	\$25,300	
Masonry: Brick	10%			LIFE	**			
Travertine Panels	5%			LIFE	**			
Plaster	20%			LIFE	**	5	\$10,100	
Plaster	35%			LIFE	**	5	\$17,700	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%			2041	**	5	\$36,100	
Exposed Concrete	5%			LIFE	**	5	\$1,900	
Gypsum Board	15%			LIFE	**	5	\$45,200	
Plaster	15%			LIFE	**	5	\$22,600	
Plaster	50%			LIFE	**	5	\$75,300	
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2041	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2048	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1600 Amperes</i>								
<b>Transformers</b>								
Dry Type	100%			2041	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 150 Kilovolt-ampere, 112 Kilovolt-ampere, 54 Kilovolt-ampere, 208/277/480 Volts</i>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK CITY CENTER**  
**Asset # : 2354**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
<b>Switchgear / Switchboard</b>								
	Fused Disc Sw	50%			2028	\$55,500	5	\$400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- Vertical Sections</i>								
	Fused Disc Sw	50%			2048	**	5	\$400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Explanation : 3- Vertical Sections</i>								
<b>Raceway</b>								
	Conduit	90%			2028	\$115,000	1	
	Conduit	10%			2048	**	1	
<b>Panelboards</b>								
	Fused Disc Sw	10%			2027	\$7,600	5	\$400
	Fused Disc Sw	5%			2044	**	5	\$200
	Molded Case Bkrs	10%			2044	**	5	\$400
	Molded Case Bkrs	40%			2036	**	5	\$1,700
	Molded Case Bkrs	35%			2027	\$26,700	5	\$1,500
<b>Wiring</b>								
	Braided Cloth	25%	2-4	\$32,000	2053	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	65%			2038	**	1	
	Thermoplastic	10%			2048	**	1	
<b>Motor Controllers</b>								
	Locally Mounted	50%			2026	\$171,500	5	\$600
	Locally Mounted	20%			2033	**	5	\$200
	Variable Frequency Drive	30%			2041	**		
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	100%			LIFE	**	5	\$2,400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Metal Water Pipe.</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
	Fluorescent	25%			2033	**	10	\$37,600
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices</i>								
	Fluorescent	5%			2028	\$93,100	10	\$7,500
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairs</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
	Incandescent	10%			2028	\$186,300	2	\$400
	LED	60%			2036	**		

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK CITY CENTER**  
**Asset # : 2354**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Egress Lighting								
Emergency, Battery	50%			2028	\$125,500	10	\$19,800	
Exit, Service	50%			2028	\$13,300	1		
Exterior Lighting								
Fluorescent	5%			2023	\$29,800	10	\$800	
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Front Of The Building Only</i>					
No Component	95%							
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2028	\$168,900	1	\$18,400	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
			<i>Explanation : CCTV Surveillance Camera System</i>					
Fire/Smoke Detection								
Generic, Digital	100%			2028	\$1,926,900	1-3	\$101,000	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Smoke Detectors, Alarm Bells, Strobe Lights, Manual Pull Stations And Horns</i>					
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Utility Steam	100%			2038	**	1		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Steam From Con Ed.</i>					
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2037	**	5	\$9,700	
Distribution								
Steam Piping/Pump	100%			2028	\$770,500			
Terminal Devices								
Air Handler	80%			2028	\$1,960,300	1	\$81,100	
Convactor/Radiator	20%			2026	\$186,600	1	\$10,600	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2036	**	1		

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK CITY CENTER**  
**Asset # : 2354**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	15%			2037	**	1	\$26,600	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : One 100 Ton Unit In Basement Chiller Room</i>								
Centrifugal, Compressor Turbine	60%			2031	**	1	\$106,500	
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2x350 Ton Units With HCFC 123 Refrigerant</i>								
Reciprocating Compr/Chiller	10%			2023	\$147,900	1	\$7,600	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1x60 Ton Unit, Roof</i>								
Window/Wall Unit	15%			2023	\$54,500	1		
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	75%			2048	**	4	\$6,100	
No Component	25%							
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	85%			2033	**	1	\$86,200	
No Component	15%							
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	10%			2023	\$35,100	2	\$11,400	
Water Cooling Tower	75%			2032	**	2	\$123,700	
No Component	15%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$91,400	
<b>Exhaust Fans</b>								
Interior	100%			2028	\$620,000	2	\$5,000	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	50%			2038	**	1		
Galvanized Steel	50%	0-2	\$19,100	2026	\$382,300	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Water Heater</b>								
Electric	100%			2023	\$153,500	4	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK CITY CENTER**  
**Asset # : 2354**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
Sump Pump(s) Non-Submersible	100%	Now	\$26,600	2038	**	4	\$3,500	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s) Electric	100%			2028	\$50,200	4	\$6,500	
Fixtures Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	80%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : 2 Units From Basement To 13th Floor, 1 Unit From 1st To 5th Floor, 1 Unit From Basement To 6th Floor</i>								
<i>Explanation : 4 Units Plus 1 Wheelchair Lift</i>								
Hydraulic	20%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : One Unit</i>								
<b>Fire Suppression</b>								
<b>Standpipe</b>								
Generic	100%			2038	**	1-5	\$82,700	
<b>Sprinkler</b>								
No Component	25%							
Generic	75%			2048	**	1-2	\$34,400	
<b>Fire Pump</b>								
Generic	100%			2024	\$112,200	1	\$30,600	

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** : 20-Mar-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 2018 **Lot** : 1 **BIN** : 4441124

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$299,100	\$581,100
Electrical	\$762,000	\$1,552,000
Mechanical	\$3,008,000	\$5,579,400
Site Pavements	\$361,000	
<b>Total</b>	<b>\$4,430,000</b>	<b>\$7,712,400</b>
Importance Code A	\$396,100	\$622,700
Importance Code B	\$3,673,000	\$7,089,700
Importance Code C	\$361,000	
<b>Total</b>	<b>\$4,430,000</b>	<b>\$7,712,400</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$75,300			\$7,800
Interior Architecture	\$68,700	\$31,700	\$4,600	
Electrical	\$32,300	\$20,800	\$16,800	\$33,300
Mechanical	\$83,200	\$80,200	\$63,000	\$128,000
Site Enclosure	\$2,700			
Site Pavements	\$18,600	\$1,200	\$17,300	\$11,900
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$288,800</b>	<b>\$141,700</b>	<b>\$109,700</b>	<b>\$188,900</b>
Importance Code A	\$75,300	\$15,200	\$15,200	\$23,300
Importance Code B	\$210,000	\$125,400	\$75,900	\$153,700
Importance Code C	\$3,500	\$1,200	\$18,600	\$11,900
<b>Total</b>	<b>\$288,800</b>	<b>\$141,700</b>	<b>\$109,700</b>	<b>\$188,900</b>



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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK HALL OF SCIENCE**  
**Asset # : 2366**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	35%	Now	\$87,500	LIFE	**	5	\$74,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Great Hall East And West Facades</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Loading Dock</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Loading Dock</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Loading Dock</i>								
Fiberglass Panel	32%	Now	\$13,000	2038	**	5	\$25,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And West Facades</i>								
Masonry: Brick Cavity	13%	Now	\$21,600	LIFE	**	5	\$5,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Emergency Exit At Lunch Room</i>								
Metal Panel	5%			2049	**	5-10	\$14,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$6,900	
Stucco Cement	5%	0-2	\$3,200	2042	**	5	\$2,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Upper Level Bulkhead And Throughout</i>								
Window Wall	5%	Now	\$10,700	2049	**	5	\$4,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rotunda At Lunch Room, Throughout</i>								
Windows								
Metal Louvers	5%			2038	**	10	\$44,400	
No Component	95%							
Parapets								
Masonry: Brick Cavity	20%			LIFE	**	5	\$2,000	
Metal Panel	20%			2049	**	5	\$7,600	
Metal Rail	30%	0-2	\$8,200	2042	**	5	\$21,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	30%	Now	\$11,000	LIFE	**	5	\$18,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK HALL OF SCIENCE**  
**Asset # : 2366**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	20%	Now	\$37,000	2029	\$123,200			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Auditorium Lobby</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Auditorium And Auditorium Lobby, Over Technology Gallery, Around Smoke Purge Fans Over Main Entrance Rotunda.</i>								
Fiberglass Panel	25%	Now	\$2,700	2038	**	1		
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Around Roof Drains</i>								
Modified Bitumen	30%	Now	\$55,400	2029	\$184,800			
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaza Roof: Stone Panels	10%	Now	\$5,000	2049	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Sloped Glazing	15%	Now	\$79,700	LIFE	**	5	\$87,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Wing Addition</i>								
Soffits								
Cast in Place Concrete	100%	0-2	\$39,500	LIFE	**	5	\$67,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Interior

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**NEW YORK HALL OF SCIENCE**  
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Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	25%			2028	\$444,200	3	\$50,100	
		<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Throughout</i>						
Cast in Place Concrete	10%	0-2	\$14,500	LIFE	**	5	\$29,200	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Basement Mechanical Rooms</i>						
Ceramic Tile	5%			2038	**	5	\$6,700	
Sheet Vinyl/Rubber	25%	Now	\$20,700	2034	**	5	\$25,000	
		<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : 1st Floor Cooridor</i>						
Terrazzo	25%			LIFE	**	5	\$26,100	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
Vinyl Tile	10%			2034	**	3	\$5,000	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Cast in Place Concrete	15%			LIFE	**			
Ceramic Tile	5%			2038	**	5	\$2,600	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,000	
Fiberglass Panel	25%			LIFE	**			
Glass: Single Pane	5%			LIFE	**	5	\$1,900	
Gypsum Board	25%			LIFE	**	5	\$7,800	
Metal Panel	5%			LIFE	**			
Wood	5%			LIFE	**	5	\$10,400	

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**NEW YORK HALL OF SCIENCE**  
**Asset # : 2366**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%			2042	**	5	\$26,700	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	15%	Now	\$33,600	LIFE	**	5	\$3,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Mechanical Area</i>								
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$25,000	
Metal Panel	15%			LIFE	**	5	\$25,000	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Metal Grid System</i>								
No Component	25%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 2002 Addition</i>								
<i>Explanation : Sloped Glazing Over</i>								
Site Enclosure								
Fence/Gates								
Chain Link	30%			2049	**			
Exposed Struc: Steel	15%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Activity Yard</i>								
<i>Explanation : Metal Panel Wall</i>								
Iron Picket	55%			2064	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Cast in Place Concrete	50%			2064	**			
Masonry: Brick	50%	Now	\$2,700	2049	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Entrance</i>								
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Near Loading Dock</i>								
<i>Explanation : Percast Concrete</i>								
Site Pavements								

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**NEW YORK HALL OF SCIENCE**  
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<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%	0-2	\$17,900	2042		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	38%	Now	\$66,600	2042		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Near Activity Yard</i>								
Cast in Place Concrete	32%			2049		**		
Metal	2%	Now	\$48,600	2039		**	1-3	\$36,500
<i>Surface Wearing/Scaling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : By Generator</i>								
Metal	3%			2059		**	1-3	\$55,500
Pavers/Stone	25%	Now	\$92,000	2038		**		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Entrance</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
<i>Explanation : Clog Trench Drain</i>								
<hr/>								
<b>Parking/Driveway</b>								
Asphalt	69%	Now	\$153,800	2038		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Asphalt	31%			2044		**		
<hr/>								
<b>Activity Yard</b>								
Cast in Place Concrete	20%			2042		**		
Rubber Matting	80%			2034		**		

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

Under 600 Volts

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<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	95%			2029	\$41,600	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 6000 Ampere</i>								
Photovoltaic Panel(s)	5%			2032	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : 3- 60 Ampere Fused Disconnect Switches Serving The Photovoltaic Cells</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	60%			2029	\$50,900	5	\$400	
Fused Disc Sw	30%			2049	**	5	\$200	
Molded Case Bkrs	10%			2049	**	5	\$400	
<b>Raceway</b>								
Conduit	70%			2029	\$60,600	1		
Conduit	30%			2049	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2028	\$7,000	5	\$400	
Molded Case Bkrs	35%			2028	\$24,500	5	\$1,400	
Molded Case Bkrs	55%			2045	**	5	\$2,200	
<b>Wiring</b>								
Braided Cloth	15%	2-4	\$12,800	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Original Wing</i>								
Thermoplastic	30%			2049	**	1		
Thermoplastic	55%			2029	\$46,800	1		
<b>Motor Controllers</b>								
Locally Mounted	38%			2027	\$23,100	5	\$400	
Locally Mounted	10%			2042	**	5	\$100	
Motor Control Center	50%			2027	\$229,200	5	\$2,100	
Variable Frequency Drive	2%			2042	**			
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$2,300	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2027	\$9,300	1	\$47,200	
<b>Generators</b>								
Diesel	100%			2025	\$67,800	1	\$59,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Yard Adjacent To The Building</i>								
<i>Explanation : Emergency Generator No Available Nameplate Rating Capacity</i>								
<b>Batteries</b>								
Lead/Acid	100%			2021	\$1,600	5	\$5,700	

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<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
Fuel Storage								
Main Tank	100%			2032	**	5	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 200 Gallon Rated Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	30%			2034	**	10	\$42,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Wing Offices</i>								
Fluorescent	10%			2024	\$51,800	10	\$14,100	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ramp And Mechanical Room</i>								
Fluorescent	10%			2034	**	10	\$14,100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	2%			2024		10	\$100	
Incandescent	20%			2029	\$388,000	2	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exhibit Areas</i>								
<i>Explanation : Floodlights And Spot Lights</i>								
LED	28%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exhibit Areas</i>								
<i>Explanation : LED Lighting For Exhibits</i>								
<b>Egress Lighting</b>								
Emergency, Service	45%			2024	\$35,400	1		
Emergency, Service	10%			2034	**	1		
Emergency, Battery	5%			2024	\$10,800	10	\$1,900	
Exit, LED	30%			2057	**	1		
Exit, Service	10%			2024	\$4,300	1		
<b>Exterior Lighting</b>								
HID	100%			2024	\$604,400	10	\$500	
<b>Lightning Protection</b>								
<b>Arresters/Cabling</b>								
Generic	100%			2032	**	5	\$4,500	
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2029	\$145,200	1	\$17,200	
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2029	\$497,200	1-3	\$28,400	

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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Steam Boiler	100%	0-2	\$97,000	2034	**	1	\$136,800	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : One Of Two Boilers In The Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	20%	0-2	\$4,700	2028	\$46,700	4	\$1,500	
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Water Pump In The Boiler Room</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Hot Water Controller, Boiler Room</i>								
Central Plant Steam Piping/Pmp	80%	0-2	\$202,900	2029	\$2,029,400	4	\$6,100	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Vacuum Pumps - Replacement Needed</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Various Areas</i>								
Terminal Devices								
Air Handler	45%	0-2	\$189,700	2029	\$948,400	1	\$38,400	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Fan Room - 1 Unit In Boiler Room, 1 In South Entrance</i>								
Air Handler	40%			2029	\$843,000	1	\$38,000	
Convactor/Radiator	15%			2034	**	1	\$7,400	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	66%			2024	\$839,600	1	\$47,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Reciprocating Compr/Chiller	34%	Now	\$21,600	2029	\$432,500	1	\$21,800	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : AC Room</i>								
<i>R-134a Refrigerant, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : AC Room</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$9,100	2039	**	4	\$7,600	
<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Valves, Various Areas</i>								

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<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	60%			2024	\$1,008,600	1	\$57,000	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fan Rooms</i>								
Air Handler/Cool/Ht	40%			2029	\$672,400	1	\$38,000	
<b>Heat Rejection</b>								
Water Cooling Tower	100%			2030	\$568,800	2	\$154,500	
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%	Now	\$69,100	LIFE	**	2-5	\$85,600	
<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Dampers, Various Areas</i>								
<b>Exhaust Fans</b>								
Interior	90%	0-2	\$48,000	2024	\$479,900	2	\$3,400	
<i>Malfunctioning, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Boiler Room In The Basement</i>								
Roof	10%			2029	\$24,900	2	\$500	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2039	**	1		
<b>Water Heater</b>								
Electric	20%			2024	\$26,400	4	\$200	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Areas</i>								
<i>Explanation : Several Small Electric Units</i>								
Gas Fired	80%			2022	\$73,100	2	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 100 Gallons</i>								
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%	Now	\$15,600	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Backup At Front Entrance</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 1st Floor North Wing Corner</i>								
<b>Sump Pump(s)</b>								
Non-Submersible	100%			2034	**	4	\$4,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Units</i>								

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**Asset # : 2366**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
	Sewage Ejector(s) Electric	100%	Now	\$900	2034	**	4	\$6,100
<i>Not in Service, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Auto Operation</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Units</i>								
	Backflow Preventer Generic	100%			2034	**	1	\$9,400
	Fixtures Generic	100%						
<b>Vertical Transport</b>								
	Elevators Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd floor</i>								
<i>Explanation : Two Units, One Out Of Service Due To Control Module Not Available</i>								
<b>Fire Suppression</b>								
	Standpipe Generic	100%			2039	**	1-5	\$80,300
	Sprinkler Generic	100%			2039	**	1-2	\$43,000

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : NEW YORK PUBLIC THEATRE  
**Address** : 425 LAFAYETTE ST. (NEAR ASTOR PL.)  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DCA0019.000 / 2378 **Yr Built/Renovated** : 1854 / 2012  
**Area Sq Ft** : 87,873 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 24-Jul-2017 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 544 **Lot** : 16 **BIN** : 1008774

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$135,800	\$146,400
Interior Architecture		\$642,000
Electrical	\$182,900	\$1,103,100
Mechanical	\$31,000	\$803,100
<b>Total</b>	<b>\$349,700</b>	<b>\$2,694,500</b>
Importance Code A	\$135,800	\$146,400
Importance Code B	\$213,900	\$2,398,400
Importance Code C		\$149,700
<b>Total</b>	<b>\$349,700</b>	<b>\$2,694,500</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$1,800		\$6,700	\$33,500
Interior Architecture	\$101,100	\$9,000	\$6,200	\$15,600
Electrical	\$31,000	\$17,700	\$40,600	\$12,600
Mechanical	\$42,700	\$16,400	\$51,400	\$15,600
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$184,600</b>	<b>\$51,000</b>	<b>\$112,800</b>	<b>\$85,300</b>
Importance Code A	\$7,900	\$6,100	\$13,000	\$39,600
Importance Code B	\$176,700	\$44,900	\$99,700	\$45,700
Importance Code C				
<b>Total</b>	<b>\$184,600</b>	<b>\$51,000</b>	<b>\$112,800</b>	<b>\$85,300</b>



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK PUBLIC THEATRE**  
**Asset # : 2378**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	40%			LIFE	**	5	\$53,600	
Masonry: Brick	28%			LIFE	**	5	\$37,500	
Masonry: Brownstone	25%			LIFE	**	5	\$25,100	
Metal Panel	5%			2054	**	5-10	\$46,100	
Stucco Cement	2%			2045	**	5	\$6,700	
<b>Windows</b>								
Aluminum	25%			2036	**	5	\$3,700	
Wood	75%			2044	**	5	\$110,500	
<b>Parapets</b>								
Masonry: Brick	75%			LIFE	**	5	\$7,100	
Masonry: Brownstone	15%			LIFE	**	5	\$3,400	
Metal Cornice	5%			2043	**	10	\$1,500	
Metal Rail	5%			2033	**	5-10	\$8,600	
<b>Roof</b>								
Single Ply Membrane	100%			2033	**	10	\$80,600	
<b>Interior</b>								
<b>Floors</b>								
Carpet	20%	Now	\$76,200	2029	\$381,000	3	\$39,500	
			<i>Worn/Eroded, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : Anspacher Theatre</i>					
Ceramic Tile	5%			2037	**	5	\$6,600	
Granite Panels	10%			LIFE	**	5	\$9,900	
Terrazzo	10%			LIFE	**	5	\$10,300	
Vinyl Tile	35%			2028	\$444,200	3	\$17,300	
Vinyl Tile	15%			2036	**	3	\$9,900	
Wood	5%			2063	**	5	\$12,300	
<b>Interior Walls</b>								
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	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%			2041	**	5	\$12,800	
Exposed Struc: Steel	5%			LIFE	**			
Glass: Susp Panels	15%			LIFE	**			
Masonry:Vault Struct	10%			LIFE	**			
Plaster	35%			LIFE	**	5	\$28,100	
Plaster	15%	2-4	\$16,100	LIFE	**	5	\$12,000	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Anspacher Theatre</i>					
Plaster	10%			LIFE	**	5	\$8,000	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%			2063	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK PUBLIC THEATRE**  
**Asset # : 2378**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%			2045	**			
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## On-Site Walkways

Cast in Place Concrete	100%			2041	**			
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<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

## Under 600 Volts

## Service Equipment

Fused Disc Sw	50%			2028	\$4,700	5	\$200	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical #1**Explanation : Main Service Disconnect Switch Rated At 3000 Amperes.*

Fused Disc Sw	50%			2048	**	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room #2**Explanation : Main Service Disconnect Switch Rated At 4000 Amperes.*

## Transformers

Dry Type	100%			2041	**	5	\$300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room #2**Explanation : 2 - 500 Kilovolt-ampere, 208/480v*

## Switchgear / Switchboard

Fused Disc Sw	50%			2028	\$27,700	5	\$200	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room #1**Explanation : 4- Vertical Sections*

Fused Disc Sw	50%			2048	**	5	\$200	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room #2**Explanation : 2- Vertical Sections*

## Raceway

Conduit	70%			2028	\$42,500	1		
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Conduit	30%			2048	**	1		
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## Panelboards

Fused Disc Sw	15%			2044	**	5	\$300	
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Molded Case Bkrs	40%			2044	**	5	\$900	
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Molded Case Bkrs	45%			2036	**	5	\$1,000	
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## Wiring

Braided Cloth	25%	2-4	\$14,300	2053	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	30%			2048	**	1		
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Thermoplastic	45%			2038	**	1		
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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**  
**NEW YORK PUBLIC THEATRE**  
**Asset # : 2378**

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	10%			2041	**	5	\$100	
Variable Frequency Drive	90%			2041	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Stand-by Power								
Transfer Switches								
Automatic	50%			2041	**	1	\$13,500	
Automatic	50%			2026	\$5,100	1	\$13,500	
Generators								
Diesel	100%			2024	\$83,000	1	\$34,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 60 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2021	\$1,700	5	\$3,300	
Fuel Storage								
Day Tank								
	50%			2027	\$3,600	5	\$8,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : No Nameplate Rating Capacity</i>								
Main Tank	50%			2031	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 250 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent								
	10%			2023	\$99,900	10	\$8,100	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	20%			2033	**	10	\$16,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2033	**	10	\$4,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	5%			2036	**	10	\$4,000	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mezzanine</i>								
LED	60%			2036	**			
Egress Lighting								
Emergency, Service	40%			2028	\$19,600	1		
Emergency, Battery	10%			2028	\$13,500	10	\$2,100	
Exit, LED	50%			2056	**	1		

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK PUBLIC THEATRE**  
**Asset # : 2378**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Exterior Lighting								
LED	20%			2036	**			
No Component	80%							
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$9,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lobby And Hallways</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2028	\$1,032,800	1-3	\$54,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>						
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2054	**	1		
Conversion Equipment								
Furnace	60%			2033	**	1	\$26,100	
		<i>Other Observation, Extent : Light, Area Affected : 60%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 3 Rooftop Package Units</i>						
Steam Boiler	40%			2033	**	1	\$34,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Steam Piping/Pump	30%			2028	\$123,900			
		<i>Steam Traps Faulty, Extent : Severe, Area Affected : 15%</i>						
		<i>Location : Various Locations</i>						
No Component	70%							
Terminal Devices								
Air Handler	10%			2033	**	1	\$5,400	
Convactor/Radiator	10%			2026	\$50,000	1	\$2,800	
Fan Coil Unit/Heat	10%			2028	\$139,900	1	\$2,800	
No Component	70%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2044	**	1		

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK PUBLIC THEATRE**  
**Asset # : 2378**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
Reciprocating Compr/Chiller	30%			2033	**	1	\$12,200	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Multistacks Unit, R-410a</i>								
Ext Pkg Unit - Heating/Cooling	70%			2033	**	2	\$3,800	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 75%</i>								
<i>Location : 6 Units, Roof</i>								
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	30%			2038	**	4	\$2,000	
No Component	70%							
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	20%			2033	**	1	\$10,900	
Fan Coil - 4 Pipe	10%			2028	\$218,700	1	\$2,800	
No Component	70%							
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	70%			2033	**	2	\$42,800	
Water Cooling Tower	30%			2029	\$106,300	2	\$26,500	
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$49,000	
<b>Exhaust Fans</b>								
Interior	30%			2033	**	2	\$800	
Roof	20%			2023	\$31,000	2	\$500	
Roof	50%			2033	**	2	\$1,300	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	80%			2038	**	1		
Galvanized Steel	20%			2026	\$82,000	1		
<b>Water Heater</b>								
Electric	70%			2026	\$57,600	4	\$500	
Electric	30%			2028	\$24,700	4	\$200	
<b>Sanitary Piping</b>								
Cast Iron	100%	Now	\$13,700	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : North Side Of The Basement</i>								
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Sump Pump(s)</b>								
Non-Submersible	100%			2023	\$14,200	4	\$1,900	
<b>Backflow Preventer</b>								
Generic	100%			2033	**	1	\$5,400	

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK PUBLIC THEATRE**  
**Asset # : 2378**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Plumbing	Fixtures							
	Generic	100%						
Vertical Transport	Elevators							
	Geared Traction	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement, 1, 1 Mezzanine, 2, 2 Mezzanine, 3rd Floor</i>				
				<i>Explanation : 2 Units. (1 Is Under Repair)</i>				
Fire Suppression	Sprinkler							
	Generic	100%			2048	**	1-2	\$24,600
	Fire Pump							
	Generic	100%			2031	**	1	\$16,400
	Chemical System							
	Generic	100%			2026	\$29,700	1-3	\$3,700
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Kitchen</i>				
				<i>Explanation : 1 Set</i>				

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : NEW YORK PUBLIC THEATRE DELACORTE SERVICE SHED  
**Address** : CENTRAL PARK 79TH ST. AND WEST DRIVE  
**Borough** : MANHATTAN **Agency's Number** : M010-156  
**Program / Asset #** : DCA0019.020 / 2971 **Yr Built/Renovated** : 1980 / 1991  
**Area Sq Ft** : 1,250 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 24-Jul-2017 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 1111 **Lot** : 1 **BIN** : 1083810

**CAPITAL**

**Total**

Importance Code

**Total**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$500		\$16,400	
Interior Architecture		\$200		
Electrical	\$100			
Mechanical	\$500	\$100	\$1,000	\$100
<b>Total</b>	<b>\$1,100</b>	<b>\$400</b>	<b>\$17,400</b>	<b>\$200</b>
Importance Code A	\$500	\$100	\$16,400	\$100
Importance Code B	\$600	\$100	\$1,000	\$100
Importance Code C		\$200		
<b>Total</b>	<b>\$1,100</b>	<b>\$400</b>	<b>\$17,400</b>	<b>\$200</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK PUBLIC THEATRE DELACORTE SERVICE SHED**

**Asset # : 2971**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Metal Panel	100%			2038	**	5-10	\$25,500	
Windows								
Aluminum	50%			2036	**	5	\$100	
Metal Louvers	50%			2031	**	10	\$500	
Roof								
Metal Panel	100%			2033	**	10	\$9,400	
<b>Interior</b>								
Floors								
Cast in Place Concrete	95%			LIFE	**	5	\$4,500	
Ceramic Tile	5%			2037	**	5	\$100	
Interior Walls								
Ceramic Tile	10%			2037	**	5	\$400	
Gypsum Board	10%			LIFE	**	5	\$200	
No Component	80%							
Ceilings								
Exposed Struc: Steel	100%			LIFE	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Molded Case Bkrs	100%			2036	**	5		
Wiring								
Thermoplastic	100%			2038	**	1		
<b>Lighting</b>								
Interior Lighting								
Fluorescent	95%			2028	\$3,000	10	\$1,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Throughout The Building</i>								
LED	5%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$200	
Exit, LED	50%			2063	**	1		
Exterior Lighting								
HID	10%			2036	**	10		
LED	20%			2036	**			
No Component	70%							

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK PUBLIC THEATRE DELACORTE SERVICE SHED**

**Asset # : 2971**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**Alarm**

Security System  
Generic

100% 2028 \$4,300 1 \$500

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : CCTV Surveillance Cameras*

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**Heating**

Energy Source

Electricity 100% 2038 \* \* 1

Conversion Equipment

Heat Pump Air Sourced 100% 2026 2 \$400

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : 1st Floor*

*Explanation : 2 Units*

**Air Conditioning**

Energy Source

Electricity 100% 2036 \* \* 1

Conversion Equipment

Split Unit 70% 2028 \$19,900

*Other Observation, Extent : Light, Area Affected : 70%*

*Location : Various Locations*

*Explanation : 2 Units*

Window/Wall Unit 30% 2023 \$800 1

Terminal Devices

Fan Coil - 4 Pipe 70% 2028 \$21,800 1 \$300

No Component 30%

**Ventilation**

Distribution

Ductwork/Diffusers 100% LIFE \* \* 2-5 \$700

Exhaust Fans

Roof 100% 2028 \$2,200 2

**Plumbing**

H/C Water Piping

Brass/Copper 100% 2038 \* \* 1

Water Heater

Electric 100% 2026 \$1,200 4

Sanitary Piping

Cast Iron 100% Now \$500 LIFE \* \* 1

*Blockage /Clogged, Extent : Severe, Area Affected : 10%*

*Location : Water Backs Up When It Rains.*

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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : NEW YORK PUBLIC THEATRE DELACORTE THEATRE - 1900 SEATS  
**Address** : CENTRAL PARK 79TH ST. AND WEST DRIVE  
**Borough** : MANHATTAN **Agency's Number** : M010-256D  
**Program / Asset #** : DCA0019.010 / 2590 **Yr Built/Renovated** : 1960 / 1992  
**Area Sq Ft** : 37,500 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 24-Jul-2017 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Roof, Floors OG  
**Block** : 1111 **Lot** : 1 **BIN** : 1083810

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$69,900	\$69,900
Electrical		\$706,200
Mechanical		\$170,200
<b>Total</b>	<b>\$69,900</b>	<b>\$946,300</b>
Importance Code A	\$69,900	\$124,200
Importance Code B		\$822,100
<b>Total</b>	<b>\$69,900</b>	<b>\$946,300</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$500		\$1,900	
Interior Architecture			\$30,300	
Electrical	\$1,200	\$1,300	\$1,400	\$1,000
Mechanical	\$6,300	\$600	\$7,700	\$600
<b>Total</b>	<b>\$8,000</b>	<b>\$1,900</b>	<b>\$41,400</b>	<b>\$1,600</b>
Importance Code A	\$500	\$300	\$2,000	\$200
Importance Code B	\$7,500	\$1,600	\$39,400	\$1,400
Importance Code C				
<b>Total</b>	<b>\$8,000</b>	<b>\$1,900</b>	<b>\$41,400</b>	<b>\$1,600</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK PUBLIC THEATRE DELACORTE THEATRE - 1900 SEATS**  
**Asset # : 2590**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Concrete Masonry Unit	40%			LIFE	**	5	\$11,700	
Wood	60%			2041	**	5	\$139,800	
<b>Parapets</b>								
Metal Rail	5%			2041	**	5-10	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Control Booth</i>								
<i>Explanation : Pipe Railing</i>								
No Component	95%							
<b>Roof</b>								
Single Ply Membrane	25%			2033	**	10	\$1,900	
No Component	75%							
<b>Soffits</b>								
Wood	100%			2045	**	5		
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	20%			LIFE	**	5	\$17,700	
Wood	80%			2043	**	5	\$60,700	
<i>Other Observation, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Outdoor Seating Area</i>								
<i>Explanation : This Floor Is The Outdoor Seating Area</i>								
<b>Interior Walls</b>								
Cast in Place Concrete	10%			LIFE	**			
Concrete Masonry Unit	85%			LIFE	**	5	\$2,400	
Gypsum Board	5%			LIFE	**	5	\$200	
<b>Ceilings</b>								
Exposed Struc: Steel	25%			LIFE	**			
No Component	75%							
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	60%			2041	**			
Pavers/Stone	40%			2037	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Over 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2028	\$54,300	3	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Ratings</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK PUBLIC THEATRE DELACORTE THEATRE - 1900 SEATS**

**Asset # : 2590**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Over 600 Volts</b>								
Transformers								
Dry Type	100%			2026	\$156,000	3	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 500 Kilovolt-ampere, 4,160/208/120 Volts</i>						
Feeders								
Cable	100%			2027	\$17,500	1		
Raceway								
Conduit	100%			2028	\$46,500	1		
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2028	\$2,900	5	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Disconnect Switch Rated At 2000 Amperes.</i>						
Switchgear / Switchboard								
Fused Disc Sw	50%			2028	\$18,300	5	\$100	
Molded Case Bkrs	50%			2038	**	5	\$500	
Raceway								
Conduit	80%			2028	\$28,500	1		
Conduit	20%			2038	**	1		
Panelboards								
Molded Case Bkrs	50%			2036	**	5	\$500	
Molded Case Bkrs	50%			2027	\$12,700	5	\$500	
Wiring								
Thermoplastic	100%			2038	**	1		
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
<b>Lighting</b>								
Interior Lighting								
Fluorescent	10%			2028	\$42,600	10	\$3,400	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Offices</i>						
Fluorescent	20%			2028	\$85,200	10	\$6,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Compact Fluorescent Lamps</i>						
HID	70%			2028	\$203,100	10	\$900	
Egress Lighting								
Emergency, Battery	50%			2028	\$20,700	10	\$3,300	
Exit, LED	50%			2063	**	1		
Exterior Lighting								
LED	30%			2036	**			
No Component	70%							

**Alarm**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK PUBLIC THEATRE DELACORTE THEATRE - 1900 SEATS**  
**Asset # : 2590**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

## Alarm

## Security System

No Component

30%

Generic

70%

2028

\$90,100

1

\$9,800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Inside And Outside**Explanation : CCTV Surveillance Cameras*

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

## Heating

## Energy Source

Electricity

10%

2038

\* \*

1

No Component

90%

## Conversion Equipment

Heat Pump Air Sourced

10%

2026

2

\$1,200

*Other Observation, Extent : Light, Area Affected : 10%**Location : Various Areas**Explanation : 5 Units*

No Component

90%

## Terminal Devices

Fan Coil Unit/Heat

10%

2028

\$6,000

1

\$1,200

No Component

90%

## Air Conditioning

## Energy Source

Electricity

20%

2036

\* \*

1

No Component

80%

## Conversion Equipment

Split Unit

20%

2028

\$170,200

*Other Observation, Extent : Light, Area Affected : 20%**Location : Various Locations**Explanation : 13 Units, R-134*

No Component

80%

## Terminal Devices

Fan Coil - 2 Pipe

10%

2028

\$15,200

1

\$1,200

Fan Coil - 4 Pipe

10%

2028

\$18,700

1

\$1,200

No Component

80%

## Ventilation

## Distribution

Ductwork/Diffusers

10%

LIFE

\* \*

2-5

\$2,100

No Component

90%

## Exhaust Fans

Interior

10%

2028

\$14,200

2

\$100

No Component

90%

## Plumbing

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NEW YORK PUBLIC THEATRE DELACORTE THEATRE - 1900 SEATS**  
**Asset # : 2590**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	20%	Now	\$5,900	2038	**	1		
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : And Leaking At Water Main Valve.</i>								
No Component	80%							
Water Heater								
Electric	20%			2023	\$7,000	4		
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various</i>								
<i>Explanation : 4 Units</i>								
No Component	80%							
Sanitary Piping								
Cast Iron	20%			LIFE	**	1		
No Component	80%							
Fixtures								
Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** :

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$63,500	\$63,500
Mechanical		\$579,700
<b>Total</b>	<b>\$63,500</b>	<b>\$643,100</b>
Importance Code A	\$63,500	\$222,700
Importance Code B		\$420,400
<b>Total</b>	<b>\$63,500</b>	<b>\$643,100</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$104,500		\$7,100	
Interior Architecture	\$104,100	\$17,600	\$2,100	
Electrical	\$5,000	\$3,400	\$3,800	\$5,000
Mechanical	\$16,200	\$2,800	\$8,900	\$2,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$233,800</b>	<b>\$27,700</b>	<b>\$25,800</b>	<b>\$11,700</b>
Importance Code A	\$106,000	\$2,000	\$8,600	\$2,000
Importance Code B	\$80,700	\$25,800	\$17,200	\$9,800
Importance Code C	\$47,200			
<b>Total</b>	<b>\$233,800</b>	<b>\$27,700</b>	<b>\$25,800</b>	<b>\$11,700</b>



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126  
NY AQUARIUM ANIMAL AND AQUATIC HEALTH**

**Asset # : 14750**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$12,200	
Masonry: Brick Cavity	40%			LIFE	**	5	\$52,100	
Metal/Glass Curt Wall	9%			LIFE	**	5	\$22,000	
Metal Panel	1%			2050	**	5-10	\$4,500	
Metal: Cage/Fence	5%			2043	**	5	\$14,200	
Pre-Cast Concrete	30%			LIFE	**	5	\$126,900	
Windows								
Aluminum	85%	2-4	\$25,900	2046	**	5	\$5,900	
<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Louvers	15%			2039	**	10	\$13,100	
Parapets								
Concrete Masonry Unit	20%			LIFE	**	5-10	\$4,700	
Masonry: Brick Cavity	50%			LIFE	**	5-10	\$14,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parapet Wall</i>								
<i>Explanation : Covered With Epdm Roofing</i>								
Pre-Cast Concrete	30%			LIFE	**	5	\$16,100	
Roof								
Single Ply Membrane	75%	4+	\$11,300	2038	**			
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Drain On Main Roof</i>								
Skylight, Plastic	25%			2043	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Shark Tank</i>								
<i>Explanation : Plexiglas/ Aluminum Frame</i>								
Soffits								
Stucco Cement	100%			2043	**	5		
Interior								
Floors								
Carpet	15%			2031	**	3	\$9,300	
Cast in Place Concrete	35%			LIFE	**	5	\$63,300	
Steel Grating	10%			2056	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent To Shark Tank</i>								
<i>Explanation : Aluminum Decking</i>								
Vinyl Tile	40%			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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	5%			LIFE	**	10	\$8,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Shark Tank</i>								
<i>Explanation : Base Of Tank Walls</i>								
Concrete Masonry Unit	55%			LIFE	**	5	\$29,600	
Fiberglass Panel	10%			LIFE	**	10	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Shark Tank</i>								
<i>Explanation : Curved Plexi</i>								
Gypsum Board	30%			LIFE	**	5-10	\$34,400	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	70%			2047	**	5	\$28,900	
Exposed Struc: Steel	5%			LIFE	**	10	\$4,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Metal Decking</i>								
Exposed Struc: Wood	5%			LIFE	**	10	\$3,100	
Gypsum Board	20%			LIFE	**	5-10	\$28,400	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	100%			2050	**			
<b>Free Standing Walls</b>								
Masonry: Brick	100%			2050	**			
<b>Retaining Walls</b>								
Masonry: Brick	100%			2050	**			
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Asphalt	30%			2039	**			
Cast in Place Concrete	70%			2043	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2050	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.</i>								
<b>Transformers</b>								
Dry Type	100%			2043	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 112.5 Kilovolt-amperes, 480 Volts Primary, 277/208 Volts Secondary</i>								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NY AQUARIUM ANIMAL AND AQUATIC HEALTH**

**Asset # : 14750**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
<b>Switchgear / Switchboard</b>								
	Fused Disc Sw	50%			2050	**	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								
	Molded Case Bkrs	50%			2050	**	5	\$500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								
<b>Raceway</b>								
	Conduit	100%			2050	**	1	
<b>Panelboards</b>								
	Fused Disc Sw	10%			2046	**	5	\$100
	Molded Case Bkrs	90%			2046	**	5	\$800
<b>Wiring</b>								
	Thermoplastic	100%			2050	**	1	
<b>Motor Controllers</b>								
	Locally Mounted	100%			2043	**	5	\$200
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	100%			LIFE	**	5	\$1,000
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
	Automatic	100%			2043	**	1	\$10,800
<b>Generators</b>								
	Natural Gas	100%			2039	**	1	\$13,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Emergency Generator Rated At 150 Kilowatts</i>								
<b>Batteries</b>								
	Lead/Acid	100%			2024	\$1,600	5	\$1,300
<b>Lighting</b>								
<b>Interior Lighting</b>								
	Fluorescent	99%			2035	**	10	\$31,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T- 8 Lamps</i>								
	Fluorescent	1%			2035	**	10	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Closets</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
<b>Egress Lighting</b>								
	Emergency, Service	50%			2035	**	1	
	Exit, LED	50%			2058	**	1	
<b>Exterior Lighting</b>								
	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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**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*

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**Heating**

## Energy Source

Electricity

15%

2050

\* \*

1

Natural Gas

85%

2050

\* \*

1

## Conversion Equipment

Furnace

85%

2030

\$68,400

1

\$14,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 3 Rooftop Package Units*

Radiant Heater

15%

2030

\$90,800

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

\$363,700

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

\$30,900

## Exhaust Fans

Roof

100%

2030

\$56,700

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		Priority
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		
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Pool And Pump Areas</i>								
<i>Explanation : PVC Piping</i>								
Galvanized Steel	10%	0-2	\$3,000	2035	**	1		
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Pump Room</i>								
Water Heater Gas Fired	100%			2029	\$20,800	2	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Rooms</i>								
<i>Explanation : 2 Units</i>								
HW Heat Exchanger HTHW/HW	15%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Pump Room</i>								
<i>Explanation : 3 Units</i>								
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	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler No Component	95%							
Generic	5%			2050	**	1-2	\$500	

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** :

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Interior Architecture	\$40,700	\$40,700
<b>Total</b>	<b>\$40,700</b>	<b>\$40,700</b>
Importance Code B	\$40,700	\$40,700
<b>Total</b>	<b>\$40,700</b>	<b>\$40,700</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$35,400	\$300		
Interior Architecture	\$10,200			
Electrical	\$500	\$400	\$400	\$300
Mechanical	\$5,500	\$5,100	\$2,400	\$3,800
<b>Total</b>	<b>\$51,600</b>	<b>\$5,800</b>	<b>\$2,800</b>	<b>\$4,200</b>
Importance Code A	\$36,000	\$900	\$600	\$600
Importance Code B	\$15,600	\$4,900	\$2,200	\$3,600
<b>Total</b>	<b>\$51,600</b>	<b>\$5,800</b>	<b>\$2,800</b>	<b>\$4,200</b>



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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 ANIMAL CARE FACILITY**  
**Asset # : 14752**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Cast in Place Concrete	8%			LIFE	**	5	\$7,900	
Metal Coiling Doors	2%			2047	**	5	\$600	
Pre-Cast Concrete	90%			LIFE	**	5	\$57,800	
Windows								
Metal Louvers	2%			2039	**	10		
No Component	98%							
Parapets								
Pre-Cast Concrete	100%			LIFE	**	5	\$5,100	
Roof								
Single Ply Membrane	100%			2038	**	10	\$26,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : White Epdm</i>								
<b>Interior</b>								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$81,500	
Ceilings								
Exposed Concrete	100%			LIFE	**	5-10	\$11,600	
<b>Site Pavements</b>								
On-Site Walkways								
Cast in Place Concrete	95%			2047	**			
Metal	5%			2056	**	1-3		
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Exterior</i>								
<i>Explanation : Metal Stair</i>								
Parking/Driveway								
Asphalt	100%			2039	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2056	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>								
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	

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NY AQUARIUM ANIMAL CARE FACILITY**  
**Asset # : 14752**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2056	**	1		
Motor Controllers								
Locally Mounted	100%			2047	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	100%			2038	**	10	\$11,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T- 8 Lamps</i>						
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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Manual Pull Stations, Strobe Lights, Horns, Smoke Detectors And Alarm Bells</i>						

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2056	**	1		
Conversion Equipment								
Furnace	50%			2038	**	1	\$3,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1 Unit</i>						
Hot Water Boiler	50%			2047	**	1	\$3,100	
Distribution								
Hot Wtr Piping/Pump	50%			2052	**	4	\$300	
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.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NY AQUARIUM ANIMAL CARE FACILITY**  
**Asset # : 14752**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2052	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2038	**	1	\$2,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1 Unit. R-410a</i>						
Ext Pkg Unit - Heating/Cooling	50%			2038	**	2	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1 Unit. R-410a</i>						
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2056	**	4	\$300	
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	\$11,000	
Exhaust Fans								
Interior	50%			2038	**	2	\$200	
Roof	50%			2038	**	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2056	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : 90 Percent PVC Piping</i>						
Water Heater								
Electric	100%			2029	\$10,700	4	\$100	
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	\$4,600	

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.  
\*\* 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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$49,100	\$702,700
Interior Architecture	\$59,100	\$59,100
<b>Total</b>	<b>\$108,100</b>	<b>\$761,800</b>
Importance Code A	\$49,100	\$702,700
Importance Code B	\$59,100	\$59,100
<b>Total</b>	<b>\$108,100</b>	<b>\$761,800</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$89,800		\$5,300	
Interior Architecture	\$94,800	\$3,700	\$4,400	\$1,500
Mechanical	\$1,600	\$2,000	\$1,600	\$2,000
<b>Total</b>	<b>\$186,200</b>	<b>\$5,700</b>	<b>\$11,300</b>	<b>\$3,600</b>
Importance Code A	\$91,400	\$1,600	\$6,900	\$1,600
Importance Code B	\$75,400	\$4,100	\$3,700	\$400
Importance Code C	\$19,400		\$800	\$1,500
<b>Total</b>	<b>\$186,200</b>	<b>\$5,700</b>	<b>\$11,300</b>	<b>\$3,600</b>



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 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NY AQUARIUM DISCOVERY COVE**  
**Asset # : 2365**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Concrete Masonry Unit	35%			LIFE	**	5	\$33,000	
Masonry: Brick Cavity	35%			LIFE	**	5	\$52,800	
Pre-Cast Concrete	20%			LIFE	**	5	\$98,100	
Window Wall	10%			2050	**	5	\$28,300	
<b>Windows</b>								
Aluminum	100%			2046	**	5	\$1,000	
<b>Parapets</b>								
Concrete Masonry Unit	35%			LIFE	**	5-10	\$18,400	
Masonry: Brick Cavity	35%			LIFE	**	5-10	\$23,000	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Roof Decks</i>								
Metal Panel	10%			2050	**	5	\$3,700	
Pre-Cast Concrete	20%			LIFE	**	5	\$24,200	
<b>Roof</b>								
Built-Up (BUR)	75%			2030	\$610,500	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	
<b>Interior</b>								
<b>Floors</b>								
Carpet	5%			2031	**	3	\$3,700	
Cast in Place Concrete	55%			LIFE	**	5	\$118,200	
Panel/Paver: Concrete	30%			2056	**			
Sheet Vinyl/Rubber	10%			2038	**	5	\$7,400	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 24x24 Thick Rubber Panels</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2043	**	5	\$1,500	
Concrete Masonry Unit	40%			LIFE	**	5	\$9,800	
Fabric on Framing	20%			2034	**	5	\$3,100	
Glass: Special Gauge	5%			LIFE	**	1		
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Small Aquarium Wall</i>								
<i>Explanation : Thick Acrylic Glazing</i>								
Gypsum Board	25%			LIFE	**	5-10	\$13,000	
Wood	5%			LIFE	**	5	\$12,200	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%			2047	**	5	\$4,900	
Exposed Concrete	25%			LIFE	**	5-10	\$15,400	
Exposed Struc: Steel	35%			LIFE	**	10	\$34,400	
Gypsum Board	20%			LIFE	**	5-10	\$33,800	
Metal Panel	10%			LIFE	**	5	\$12,300	
<b>Site Pavements</b>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NY AQUARIUM DISCOVERY COVE**  
**Asset # : 2365**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

## Site Pavements

## On-Site Walkways

Asphalt	70%			2039		**		
Cast in Place Concrete	30%			2043		**		

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

## Under 600 Volts

## Service Equipment

Under Construction	100%							
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## Transformers

Under Construction	100%							
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## Switchgear / Switchboard

Under Construction	100%							
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## Raceway

Under Construction	100%							
--------------------	------	--	--	--	--	--	--	--

## Panelboards

Under Construction	100%							
--------------------	------	--	--	--	--	--	--	--

## Wiring

Under Construction	100%							
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## Motor Controllers

Under Construction	100%							
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## Ground

## Grounding Devices

Under Construction	100%							
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## Stand-by Power

## Transfer Switches

Under Construction	100%							
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## Generators

Under Construction	100%							
--------------------	------	--	--	--	--	--	--	--

## Batteries

Under Construction	100%							
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## Fuel Storage

Under Construction	100%							
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## Lighting

## Interior Lighting

Under Construction	100%							
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## Egress Lighting

Under Construction	100%							
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## Lightning Protection

## Arresters/Cabling

Under Construction	100%							
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## Alarm

## Security System

Under Construction	100%							
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NY AQUARIUM DISCOVERY COVE**  
**Asset # : 2365**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**Alarm**

Fire/Smoke Detection  
Under Construction 100%

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**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 : Light, 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 : Light, 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  
Under Construction 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.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NY AQUARIUM DISCOVERY COVE**  
**Asset # : 2365**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	
<b>Plumbing</b>								
	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%						
<b>Vertical Transport</b>								
	Elevators							
	Under Construction	100%						
	Escalators							
	Under Construction	100%						
<b>Fire Suppression</b>								
	Standpipe							
	Under Construction	100%						
	Sprinkler							
	Under Construction	100%						
	Fire Pump							
	Under Construction	100%						
	Chemical System							
	Under Construction	100%						

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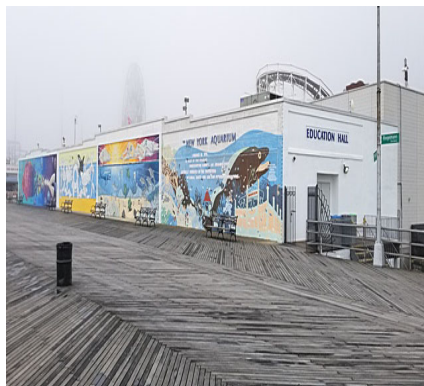
Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$239,700	
Interior Architecture	\$36,000	\$36,000
Electrical		\$56,300
Mechanical		\$64,400
<b>Total</b>	<b>\$275,800</b>	<b>\$156,700</b>
Importance Code A	\$239,700	
Importance Code B	\$36,000	\$156,700
<b>Total</b>	<b>\$275,800</b>	<b>\$156,700</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$6,100			
Interior Architecture	\$50,400	\$5,500	\$6,200	\$500
Electrical	\$10,200	\$300	\$100	\$200
Mechanical	\$27,000	\$2,300	\$2,500	\$1,900
<b>Total</b>	<b>\$93,700</b>	<b>\$8,100</b>	<b>\$8,800</b>	<b>\$2,600</b>
Importance Code A	\$7,300	\$1,000	\$1,200	\$1,000
Importance Code B	\$69,800	\$7,100	\$7,600	\$1,100
Importance Code C	\$16,700			\$500
<b>Total</b>	<b>\$93,700</b>	<b>\$8,100</b>	<b>\$8,800</b>	<b>\$2,600</b>



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126  
NY AQUARIUM EDUCATION / MAINT.**

**Asset # : 2355**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	3%			LIFE	**	5	\$1,000	
Masonry: Brick	20%			LIFE	**	5	\$10,600	
Metal Sect. OHD	2%			2035	**	5	\$1,700	
Stucco Cement	75%	Now	\$239,700	2043	**	5	\$24,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Above Warehouse Door And South Facade</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Warehouse Door</i>								
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	**	3	\$16,500	
Cast in Place Concrete	45%			LIFE	**	5	\$72,100	
Ceramic Tile	5%			2033	**	5	\$1,800	
Vinyl Tile	10%			2035	**	3	\$1,400	
Wood	10%			2033	**	5	\$6,900	
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$900	
Concrete Masonry Unit	15%			LIFE	**	5	\$2,200	
Gypsum Board	75%			LIFE	**	5-10	\$23,900	
Plywood/Hardboard	5%			LIFE	**	10	\$100	
Ceilings								
AcousTileSusp.Lay-In	30%			2035	**	5	\$5,500	
AcousTileSusp.Lay-In	15%			2043	**	5	\$2,700	
Exposed Concrete	55%	Now	\$33,800	LIFE	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Storage Area</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Concrete Beams In Storage Area, Boiler Room</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Storage Area</i>								
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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2056	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>								
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2056	**	5	\$300	
<hr/>								
Raceway								
Conduit	50%			2056	**	1		
Conduit	50%			2030	\$11,500	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2052	**	5		
Molded Case Bkrs	60%			2052	**	5	\$200	
Molded Case Bkrs	30%			2029	\$9,300	5	\$100	
<hr/>								
Wiring								
Thermoplastic	50%			2030	\$12,700	1		
Thermoplastic	50%			2056	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2047	**	5	\$100	
<hr/>								
<b>Ground</b>								
Grounding Devices								
Generic	100%	0-2	\$9,900	LIFE	**	5	\$200	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Pitt</i>								
<hr/>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	100%			2030	\$56,300	10	\$22,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2030	\$17,200	10	\$3,000	
Exit, Service	50%			2030	\$3,400	1		
<hr/>								
Exterior Lighting								
LED	30%			2038	**			
No Component	70%							
<hr/>								
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2038	**	1	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Camera</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NY AQUARIUM EDUCATION / MAINT.**  
**Asset # : 2355**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Electricity	10%			2050	**	1		
Natural Gas	90%			2050	**	1		
Conversion Equipment								
Furnace	50%			2038	**	1	\$6,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
Hot Water Boiler	30%			2043	**	1	\$3,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Radiant Heater	10%			2035	**	2	\$1,100	
No Component	10%							
<b>Distribution</b>								
Hot Wtr Piping/Pump	30%			2038	**	4	\$500	
No Component	70%							
<b>Terminal Devices</b>								
Convactor/Radiator	10%			2035	**	1	\$800	
Fan Coil Unit/Heat	20%	0-2	\$12,900	2025	\$64,400	1	\$1,400	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 1st Floor</i>								
No Component	70%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	50%			2038	**	2	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : R-410a Refrigerant</i>								
Split Unit	10%			2038	**			
No Component	40%							
<b>Terminal Devices</b>								
Fan Coil - 2 Pipe	10%			2038	**	1	\$800	
No Component	90%							
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	10%			2038	**	2	\$1,700	
No Component	90%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2-5	\$10,800	
No Component	50%							

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**DEPARTMENT OF CULTURAL AFFAIRS - 126  
NY AQUARIUM EDUCATION / MAINT.**

**Asset # : 2355**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ventilation</b>								
Exhaust Fans								
Roof	50%			2038	**	2	\$400	
Wall Unit	5%			2025	\$400	2		
No Component	45%							
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Electric	100%			2028	\$21,000	4	\$100	
Sanitary Piping								
Cast Iron	100%	0-2	\$8,700	LIFE	**	1		
		<i>Corroded, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : 1st Floor Storage Room</i>						
Sump Pump(s)								
Non-Submersible	100%			2038	**	4	\$800	
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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$9,400			
Interior Architecture	\$36,100			
Electrical	\$300	\$400		
Mechanical	\$8,300	\$2,700	\$5,800	\$2,600
<b>Total</b>	<b>\$54,100</b>	<b>\$3,100</b>	<b>\$5,800</b>	<b>\$2,600</b>
Importance Code A	\$10,500	\$900	\$1,000	\$900
Importance Code B	\$43,600	\$2,200	\$4,800	\$1,600
<b>Total</b>	<b>\$54,100</b>	<b>\$3,100</b>	<b>\$5,800</b>	<b>\$2,600</b>



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NY AQUARIUM HOLDING POOLS**  
**Asset # : 14783**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$14,400	
Exposed Struc: Steel	5%			LIFE	**	5	\$4,500	
Metal, Corrugated	85%			2050	**	1		
<b>Roof</b>								
Single Ply Membrane	90%			2035	**	10	\$12,000	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Roof Of Holding Area</i>								
<i>Explanation : Tensile Fabric Roof Membrane</i>								
Single Ply Membrane	10%			2035	**	10	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : Epdm Roof</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	70%			LIFE	**	5	\$65,500	
No Component	30%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Interior</i>								
<i>Explanation : Pool Holding Area</i>								
<b>Ceilings</b>								
Exposed Concrete	5%			LIFE	**	5-10	\$1,300	
Exposed Struc: Steel	5%			LIFE	**	10	\$2,100	
No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Inside Holding Area</i>								
<i>Explanation : Underside Of Tensile Fabric Roof</i>								
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Asphalt	60%			2039	**			
Cast in Place Concrete	40%			2043	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2056	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>								
<b>Transformers</b>								
Dry Type	100%			2047	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 30 Kilovolt-amperes, 480 Volts Primary, 208/ 120 Volts Secondary</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NY AQUARIUM HOLDING POOLS**  
**Asset # : 14783**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
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	
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
<b>Lighting</b>								
Interior Lighting								
Fluorescent	50%			2038	**	10	\$9,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Rooms</i>						
		<i>Explanation : T- 8 Lamps</i>						
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%							

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Electricity	5%			2056	**	1		
Natural Gas	95%			2056	**	1		
Conversion Equipment								
Furnace	30%			2030	\$13,800	1	\$3,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside Of The Building</i>						
		<i>Explanation : 1 Unit</i>						
Hot Water Boiler	65%			2047	**	1	\$6,400	
Radiant Heater	5%			2035	**	2	\$500	
Distribution								
Hot Wtr Piping/Pump	65%			2046	**	4	\$1,000	
No Component	35%							

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NY AQUARIUM HOLDING POOLS**  
**Asset # : 14783**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Terminal Devices								
Air Handler	30%			2035	**	1	\$3,700	
No Component	70%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2052	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2038	**	1	\$2,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside Of The Building</i>						
		<i>Explanation : 1 Unit. R-410a</i>						
No Component	70%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2056	**	4	\$300	
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%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$17,700	
Exhaust Fans								
Interior	100%			2035	**	2	\$600	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : 90 Percent PVC Piping</i>						
HW Heat Exchanger								
HTHW/HW	100%			2056	**			
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : PVC Piping</i>						
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Pool Filter/Treatment								
Sand	100%			2047	**	4	\$5,000	

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**DEPARTMENT OF CULTURAL AFFAIRS - 126  
 NY AQUARIUM HOLDING POOLS  
 Asset # : 14783**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component</b>	<b>% of</b>	<b>Fail Date</b>	<b>Estimated Cost</b>	<b>Year</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost</b>
<b>Type</b>		<b>Total</b>	<b>(Years)</b>		<b>FY</b>		<b>(Yrs)</b>	
Plumbing	Backflow Preventer							
	Not Accessible	100%						

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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$36,800	\$36,800
Electrical		\$49,400
<b>Total</b>	<b>\$36,800</b>	<b>\$86,200</b>
Importance Code A	\$36,800	\$36,800
Importance Code B		\$49,400
<b>Total</b>	<b>\$36,800</b>	<b>\$86,200</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$25,700			
Electrical				
Mechanical	\$100			
<b>Total</b>	<b>\$25,800</b>			
Importance Code A	\$25,700			
Importance Code B	\$100			
<b>Total</b>	<b>\$25,800</b>			



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NY AQUARIUM LABORATORY**  
**Asset # : 2357**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick Cavity	65%			LIFE	**	5	\$49,000	
Metal Panel	3%			2040	**	5-10	\$7,800	
Pre-Cast Concrete	30%			LIFE	**	5	\$73,600	
Window Wall	2%			2050	**	5	\$2,800	
<b>Windows</b>								
Aluminum	100%	0-2	\$1,100	2038	**	5	\$600	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<b>Parapets</b>								
Not Accessible	100%							
<b>Roof</b>								
Not Accessible	100%							
<b>Interior</b>								
<b>Floors</b>								
Under Construction	100%							
<b>Interior Walls</b>								
Under Construction	100%							
<b>Ceilings</b>								
Under Construction	100%							
<b>Site Enclosure</b>								
<b>Free Standing Walls</b>								
Cast in Place Concrete	100%			2065	**			
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2043	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Under Construction	100%							
<b>Transformers</b>								
Under Construction	100%							
<b>Switchgear / Switchboard</b>								
Under Construction	100%							
<b>Raceway</b>								
Under Construction	100%							
<b>Panelboards</b>								
Under Construction	100%							
<b>Wiring</b>								
Under Construction	100%							

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Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NY AQUARIUM LABORATORY**  
**Asset # : 2357**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
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	\$49,400	10		
Alarm								
Security System								
Under Construction	100%							
Fire/Smoke Detection								
Under Construction	100%							

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Under Construction	100%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : The Building Is Under Construction</i>						
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%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NY AQUARIUM LABORATORY**  
**Asset # : 2357**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Ventilation								
	Distribution							
	Under Construction	100%						
	Exhaust Fans							
	Under Construction	100%						
Plumbing								
	H/C Water Piping							
	Under Construction	100%						
	Water Heater							
	Under Construction	100%						
	HW Heat Exchanger							
	Under Construction	100%						
	Sanitary Piping							
	Under Construction	100%						
	Storm Drain Piping							
	Under Construction	100%						
	Sump Pump(s)							
	Non-Submersible	100%		2025	\$1,900	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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$104,600	\$306,500
Interior Architecture		\$69,800
Electrical		\$40,900
Mechanical	\$76,800	\$408,500
<b>Total</b>	<b>\$181,400</b>	<b>\$825,700</b>
Importance Code A	\$104,600	\$306,500
Importance Code B	\$76,800	\$519,300
<b>Total</b>	<b>\$181,400</b>	<b>\$825,700</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$11,400		\$12,500	
Interior Architecture	\$70,100	\$1,600	\$14,800	\$1,800
Electrical	\$12,500	\$2,500	\$3,000	\$2,700
Mechanical	\$27,200	\$4,900	\$7,800	\$3,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$125,200</b>	<b>\$12,900</b>	<b>\$42,000</b>	<b>\$12,000</b>
Importance Code A	\$13,400	\$2,000	\$14,500	\$2,000
Importance Code B	\$79,900	\$10,900	\$27,500	\$10,000
Importance Code C	\$31,900			
<b>Total</b>	<b>\$125,200</b>	<b>\$12,900</b>	<b>\$42,000</b>	<b>\$12,000</b>



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NY AQUARIUM MAIN AQUARIUM**  
**Asset # : 2356**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	75%	Now	\$104,600	LIFE	**	5	\$26,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal/Glass Curt Wall	8%			LIFE	**	5	\$10,700	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Under Canopy Structure</i>								
<i>Explanation : Folding Glass Panel Enclosure</i>								
Metal Coiling Doors	5%			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	\$1,300	
Metal Louvers	5%			2039	**	10	\$500	
Parapets								
Masonry: Brick	30%			LIFE	**	5-10	\$6,200	
Metal Rail	20%			2043	**	5-10	\$10,900	
No Component	50%							
Roof								
Built-Up (BUR)	60%			2030	\$306,500	10	\$21,700	
Plaza Roof: Stone Panels	30%			2050	**			
Single Ply Membrane	10%			2035	**	10	\$3,600	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof Over Open Area, Oceanic Gift Shop Roof Plaza, Entry Plaza</i>								
<i>Explanation : Tensile Fabric Roof Membrane</i>								
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.  
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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NY AQUARIUM MAIN AQUARIUM**  
**Asset # : 2356**

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Floors									
Carpet	50%			2029	\$209,600	3	\$23,600		
Cast in Place Concrete	5%	Now	\$3,400	LIFE	**	5	\$3,400		
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Basement</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Basement</i>									
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Basement</i>									
<i>Explanation : Ground Water</i>									
Ceramic Tile	5%			2039	**	5	\$1,600		
Panel/Paver: Cer/Brk	10%			2046	**	5	\$7,100		
Terrazzo	5%			LIFE	**	5	\$2,500		
Vinyl Tile	25%			2030	\$69,800	3	\$3,900		
Interior Walls									
Cast in Place Concrete	10%	Now	\$4,700	LIFE	**				
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Columns In Basement</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Boiler Room Foundation Wall</i>									
Concrete Masonry Unit	25%			LIFE	**	5	\$7,100		
Fabric on Framing	25%			2031	**	5	\$4,400		
Glass: Special Gauge	5%			LIFE	**	1			
<i>Other Observation, Extent : Light, Area Affected : 5%</i>									
<i>Location : Interior Aquarium Glazing</i>									
<i>Explanation : Structural Acrylic</i>									
Gypsum Board	15%			LIFE	**	5-10	\$9,000		
Masonry: Brick	5%			LIFE	**	10	\$500		
SGFT/Glazed Masonry	5%			LIFE	**	10	\$900		
Wood	10%			LIFE	**	5	\$28,300		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Gift Shop</i>									
<i>Explanation : Laminated Decorative Panels</i>									

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NY AQUARIUM MAIN AQUARIUM**  
**Asset # : 2356**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTile,Adhered	15%			2035	**	5	\$4,700	
AcousTileConcealSpLn	35%			2043	**	5	\$13,800	
AcousTileSusp.Lay-In	10%			2047	**	5	\$3,200	
Exposed Concrete	20%	Now	\$21,100	LIFE	**	5	\$1,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room And Throughout Basement</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement Ceiling</i>								
<i>Explanation : Structural Failure To Slab. Secured With Wood Shoring</i>								
Metal Panel	20%			LIFE	**	5	\$15,800	
<b>Site Enclosure</b>								
<b>Retaining Walls</b>								
Cast in Place Concrete	70%			2065	**			
Masonry: Brick	30%			2050	**			
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Asphalt	10%			2039	**			
Cast in Place Concrete	20%			2043	**			
Pavers/Stone	70%			2039	**			
<b>Parking/Driveway</b>								
Asphalt	100%			2039	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2050	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2050	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Vertical Section</i>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NY AQUARIUM MAIN AQUARIUM**  
**Asset # : 2356**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Under 600 Volts								
Raceway								
	Conduit	65%			2030	\$21,200	1	
	Conduit	35%			2050	**	1	
Panelboards								
	Molded Case Bkrs	65%			2029	\$15,200	5	\$400
	Molded Case Bkrs	35%			2046	**	5	\$200
Wiring								
	Thermoplastic	65%			2030	\$18,800	1	
	Thermoplastic	35%			2050	**	1	
Motor Controllers								
	Locally Mounted	70%			2028	\$40,900	5	\$100
	Locally Mounted	30%			2043	**	5	
Ground								
Grounding Devices								
	Generic	100%	0-2	\$9,900	LIFE	**	5	\$300
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Stand-by Power								
Transfer Switches								
	Automatic	100%			2035	**	1	\$6,800
Lighting								
Interior Lighting								
	Fluorescent	50%			2035	**	10	\$9,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, Offices, Storage</i>								
<i>Explanation : T-8 Lamps</i>								
	Incandescent	5%			2030	\$13,300	2	
	LED	45%			2038	**		
Egress Lighting								
	Emergency, Battery	50%			2030	\$14,800	10	\$2,500
	Exit, Service	50%			2030	\$3,000	1	
Exterior Lighting								
	LED	30%			2038	**		
	No Component	70%						
Alarm								
Security System								
	No Component	30%						
	Generic	70%			2035	**	1	\$5,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exhibits, Hallways And Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
	Generic, Analog	100%			2038	**	1-3	\$13,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NY AQUARIUM MAIN AQUARIUM**  
**Asset # : 2356**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2040	**	1		
Conversion Equipment								
Furnace	10%			2038	**	1	\$1,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1 Rooftop Unit</i>						
Steam Boiler	90%			2035	**	1	\$18,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
<b>Distribution</b>								
Steam Piping/Pump	90%	0-2	\$16,400	2040	**			
		<i>Corroded, Extent : Moderate, Area Affected : 40%</i>						
		<i>Location : Throughout Basement</i>						
No Component	10%							
<b>Terminal Devices</b>								
Air Handler	65%			2030	\$187,900	1	\$8,500	
Convactor/Radiator	5%			2028	\$5,500	1	\$300	
Fan Coil Unit/Heat	30%			2025	\$92,300	1	\$2,000	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	10%	0-2	\$76,800	2035	**	2	\$100	
		<i>Abandoned in Place, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Exterior Pkg Unit - Cooling	50%			2030	\$83,200	2	\$600	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Split Unit	10%			2035	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : R-410a Refrigerant</i>						
No Component	30%							
<b>Terminal Devices</b>								
Fan Coil - 2 Pipe	10%			2035	**	1	\$700	
No Component	90%							
<b>Heat Rejection</b>								
Dry Cooler	10%			2035	**	2	\$1,500	
No Component	90%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$18,600	

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NY AQUARIUM MAIN AQUARIUM**  
**Asset # : 2356**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ventilation</b>								
Exhaust Fans								
Roof	100%			2030	\$34,100	2	\$600	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	50%			2040	**	1		
Galvanized Steel	50%			2028	\$45,100	1		
Water Heater								
Gas Fired	100%			2028	\$12,500	2	\$300	
HW Heat Exchanger								
Steam Fired	100%			2050	**	4	\$3,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$3,300	4	\$700	
Pool Filter/Treatment								
Sand	100%			2035	**	4	\$5,200	
Sewage Ejector(s)								
Electric	100%			2025	\$6,200	4	\$1,300	
Backflow Preventer								
Generic	100%			2030	\$5,500	1	\$1,400	
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Handicap Hoist Outside Of Building. 1st To 2nd Floor</i>						
		<i>Explanation : One Unit</i>						

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** :

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$154,600	\$154,600
Interior Architecture	\$47,200	\$47,200
<b>Total</b>	<b>\$201,800</b>	<b>\$201,800</b>
Importance Code A	\$154,600	\$154,600
Importance Code B	\$47,200	\$47,200
<b>Total</b>	<b>\$201,800</b>	<b>\$201,800</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$35,600			
Interior Architecture	\$78,800	\$3,100	\$8,700	
Electrical	\$12,200	\$9,700	\$10,200	\$8,800
Mechanical	\$42,400	\$33,300	\$25,200	\$32,000
<b>Total</b>	<b>\$169,100</b>	<b>\$46,100</b>	<b>\$44,100</b>	<b>\$40,800</b>
Importance Code A	\$39,300	\$2,900	\$2,900	\$2,900
Importance Code B	\$81,400	\$43,200	\$38,600	\$37,900
Importance Code C	\$48,400		\$2,600	
<b>Total</b>	<b>\$169,100</b>	<b>\$46,100</b>	<b>\$44,100</b>	<b>\$40,800</b>



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**DEPARTMENT OF CULTURAL AFFAIRS - 126  
NY AQUARIUM OCEAN WONDERS - SHARKS BLDG.**

**Asset # : 14751**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Metal Panel	10%			2056	**	5-10	\$36,300	
Pre-Cast Concrete	90%			LIFE	**	5	\$309,100	
Parapets								
Pre-Cast Concrete	100%			LIFE	**	5	\$38,500	
Roof								
Cast in Place Concrete	10%			LIFE	**	10	\$6,500	
Green, Roof Inaccessible	20%			LIFE	**			
IRMA/Protected	65%			2038	**	10	\$25,300	
Membrane								
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		
<b>Interior</b>								
Floors								
Carpet	8%			2029	\$32,800	3	\$3,700	
Cast in Place Concrete	70%			LIFE	**	5	\$94,500	
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	\$28,800	
Glass: Special Gauge	30%			LIFE	**	1		
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Interior Aquarium Walls</i>								
<i>Explanation : 3 Inch To 6 Inch Thick Structural Acrylic Glazing</i>								
Gypsum Board	30%			LIFE	**	5-10	\$52,500	
Ceilings								
AcousTileSusp.Lay-In	20%			2047	**	5	\$6,200	
Exposed Concrete	70%			LIFE	**	5-10	\$27,000	
Gypsum Board	10%			LIFE	**	5-10	\$10,600	
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	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

Over 600 Volts

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**DEPARTMENT OF CULTURAL AFFAIRS - 126  
NY AQUARIUM OCEAN WONDERS - SHARKS BLDG.**

**Asset # : 14751**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Over 600 Volts</b>								
Service Equipment								
Oil Fuse Cutout	100%			2056	**	3	\$200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : No Available Nameplate Rating Capacity</i>							
Transformers								
Dry Type	100%			2047	**	3	\$300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Transformer Rated At 4,160 Volts Primary ; 480/277 Volts Secondary And 2,500 Kilovolt-amperes.</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	**	3	\$400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Three Vertical Sections</i>							
Feeders								
Cable	100%			2052	**	1		
Raceway								
Conduit	100%			2056	**	1		
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2056	**	5	\$1,500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.</i>							
Transformers								
Dry Type	100%			2047	**	5	\$200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 500 Kilovolt-amperes, 480 Volts Primary, 208/120 Volts Secondary</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2056	**	5	\$1,500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Two Vertical Sections</i>							
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	**			

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**DEPARTMENT OF CULTURAL AFFAIRS - 126  
NY AQUARIUM OCEAN WONDERS - SHARKS BLDG.**

**Asset # : 14751**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$1,700	
Stand-by Power								
Transfer Switches Automatic	100%			2047	**	1	\$17,800	
Generators Natural Gas	100%			2043	**	1	\$22,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Emergency Generator Rated At 750 Kilowatts</i>						
Batteries Lead/Acid	100%			2025	\$1,600	5	\$2,100	
Lighting								
Interior Lighting Fluorescent	50%			2038	**	10	\$26,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Offices, Storage</i>						
		<i>Explanation : T-8 Lamps</i>						
LED	50%			2038	**			
Egress Lighting Emergency, Service Exit, LED	50% 50%			2038 2065	** **	1 1		
Exterior Lighting LED No Component	30% 70%			2038	**			
Lightning Protection								
Arresters/Cabling Generic	100%			2065	**	5	\$1,700	
Alarm								
Security System No Component Generic	30% 70%			2038	**	1	\$15,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Exhibits, Hallways, Outside Perimeter</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection Generic, Analog	100%			2038	**	1-3	\$35,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Addressable Fire Alarm System, Strobe Lights, Manual Pull Stations, Alarm Bels, Smoke Detectors And Horns</i>						

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2056	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2047	**	1	\$28,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 4 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2052	**	4	\$2,900	
Terminal Devices								
Air Handler	80%			2038	**	1	\$28,700	
Fan Coil Unit/Heat	20%			2038	**	1	\$3,800	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2052	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2038	**	1	\$26,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Multi-stacks Units. R-410a</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2056	**	4	\$2,900	
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	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : 2 Units</i>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$51,200	
Exhaust Fans								
Interior	50%			2038	**	2	\$900	
Roof	50%			2038	**	2	\$900	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2056	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 90 Percent PVC Piping</i>								
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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2038	**	4	\$1,800
	Pool Filter/Treatment							
	Activated Carbon	50%			2034	**	4	\$10,800
	Sand	50%			2047	**	4	\$7,200
	Backflow Preventer							
	Generic	100%			2038	**	1	\$3,600
	Fixtures							
	Generic	100%						
<b>Vertical Transport</b>								
	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 3rd Floor</i>					
			<i>Explanation : 2 Units</i>					
<b>Fire Suppression</b>								
	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	\$300	1-3	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 3rd Floor Kitchen</i>					
			<i>Explanation : 1 Set</i>					

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$184,900	\$184,900
Interior Architecture	\$60,700	\$60,700
<b>Total</b>	<b>\$245,700</b>	<b>\$245,700</b>
Importance Code A	\$184,900	\$184,900
Importance Code B	\$60,700	\$60,700
<b>Total</b>	<b>\$245,700</b>	<b>\$245,700</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$41,500			
Interior Architecture	\$56,600			
Electrical				
Mechanical	\$2,900	\$2,200	\$4,800	\$2,300
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$108,800</b>	<b>\$10,100</b>	<b>\$12,700</b>	<b>\$10,200</b>
Importance Code A	\$41,500			
Importance Code B	\$34,400	\$10,100	\$12,700	\$10,200
Importance Code C	\$32,900			
<b>Total</b>	<b>\$108,800</b>	<b>\$10,100</b>	<b>\$12,700</b>	<b>\$10,200</b>



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NY AQUARIUM SEA CLIFFS EXHIBIT**  
**Asset # : 4125**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Cast in Place Concrete	70%			LIFE	**	5	\$369,900	
Concrete Masonry Unit	30%			LIFE	**	5	\$19,800	
Parapets								
Cast in Place Concrete	100%			LIFE	**	5	\$63,100	
Roof								
Not Accessible	70%							
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Covered With Dirt And Vegetation</i>								
Under Construction	30%							
<b>Interior</b>								
Floors								
Cast in Place Concrete	90%			LIFE	**	5	\$121,500	
Under Construction	10%							
Interior Walls								
Concrete Masonry Unit	80%			LIFE	**	5	\$65,900	
Under Construction	20%							
Ceilings								
Exposed Concrete	70%			LIFE	**	5-10	\$27,000	
Under Construction	30%							
Site Pavements								
On-Site Walkways								
Asphalt	100%			2039	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2060	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 600 Amperes Each. Recently Installed</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2060	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Recently Installed</i>								
Raceway								
Conduit	100%			2060	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Recent Installations</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NY AQUARIUM SEA CLIFFS EXHIBIT**  
**Asset # : 4125**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Molded Case Bkrs	100%			2055	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Recent Installations</i>								
<b>Wiring</b>								
Thermoplastic	100%			2060	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Recent Installations</i>								
<b>Motor Controllers</b>								
Locally Mounted	100%			2050	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Recent Installations</i>								
<b>Ground</b>								
<b>Grounding Devices</b>								
Under Construction	100%							
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Under Construction	100%							
<b>Generators</b>								
Under Construction	100%							
<b>Batteries</b>								
Under Construction	100%							
<b>Fuel Storage</b>								
Under Construction	100%							
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	100%			2040	**	10	\$18,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
<b>Egress Lighting</b>								
Under Construction	100%							
<b>Lightning Protection</b>								
<b>Arresters/Cabling</b>								
Under Construction	100%							
<b>Alarm</b>								
<b>Security System</b>								
Under Construction	100%							
<b>Fire/Smoke Detection</b>								
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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>									
	Energy Source								
	Under Construction	100%							
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
			<i>Location : Throughout Basement</i>						
			<i>Explanation : Replacing Equipment Damaged By Sandy</i>						
<hr/>									
	Conversion Equipment								
	Under Construction	100%							
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
			<i>Location : Throughout Basement</i>						
			<i>Explanation : Replacing Equipment Damaged By Sandy</i>						
<hr/>									
	Distribution								
	Under Construction	100%							
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
			<i>Location :</i>						
			<i>Explanation : Replacing Equipment Damaged By Sandy</i>						
<hr/>									
	Terminal Devices								
	Under Construction	100%							
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
			<i>Location : Throughout</i>						
			<i>Explanation : Replacing Equipment Damaged By Sandy</i>						
<hr/>									
<b>Air Conditioning</b>									
	Energy Source								
	Electricity	100%			2038	* *	1		
<hr/>									
	Conversion Equipment								
	Centrifugal, Elec Chiller	100%			2045	* *	1	\$22,300	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
			<i>Location : Basement</i>						
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
			<i>Location : Basement</i>						
			<i>Explanation : 3 New Units. R-410a</i>						
<hr/>									
	Distribution								
	Under Construction	100%							
<hr/>									
	Terminal Devices								
	Under Construction	100%							
<hr/>									
	Heat Rejection								
	Under Construction	100%							
<hr/>									
	Dehumidifier								
	Under Construction	100%							
<hr/>									
<b>Ventilation</b>									
	Distribution								
	Under Construction	100%							
<hr/>									
	Exhaust Fans								
	Under Construction	100%							
<hr/>									
<b>Plumbing</b>									
	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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
Water Heater Electric	100%			2028	\$17,700	4	\$100	
HW Heat Exchanger Under Construction	100%							
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%			2025	\$3,100	4	\$700	
Pool Filter/Treatment Sand	100%			2035	* *	4	\$5,100	
Sewage Ejector(s) Electric	100%			2025	\$5,800	4	\$1,200	
<b>Vertical Transport</b>								
Elevators Under Construction	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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** :

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$51,400	\$51,400
<b>Total</b>	<b>\$51,400</b>	<b>\$51,400</b>
Importance Code A	\$51,400	\$51,400
<b>Total</b>	<b>\$51,400</b>	<b>\$51,400</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$7,800	\$2,400		
<b>Total</b>	<b>\$7,800</b>	<b>\$2,400</b>		
Importance Code A	\$7,800	\$2,400		
<b>Total</b>	<b>\$7,800</b>	<b>\$2,400</b>		



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NY AQUARIUM SEASIDE CAFE**  
**Asset # : 14346**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Concrete Masonry Unit	30%			LIFE	**	5	\$15,400	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Window Wall	20%			2050	**	5	\$30,800	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	50%			2043	**	5	\$102,800	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Windows</b>								
Aluminum	100%			2052	**	5	\$4,700	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Metal Panel	5%			2056	**	5		
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$100	
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Not Accessible	90%							
<b>Roof</b>								
Metal Panel	30%			2047	**	10	\$19,500	
Under Construction	70%							
<b>Interior</b>								
<b>Floors</b>								
Under Construction	100%							
<b>Interior Walls</b>								
Under Construction	100%							
<b>Ceilings</b>								
Under Construction	100%							
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Under Construction	100%							

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Under Construction	100%							
<b>Switchgear / Switchboard</b>								
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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
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%							

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Under Construction	100%							
								<i>Other Observation, Extent : Light, Area Affected : 0%</i>
								<i>Location :</i>
								<i>Explanation : The Building Is Under Construction</i>
Conversion Equipment								
Under Construction	100%							
								<i>Other Observation, Extent : Light, Area Affected : 0%</i>
								<i>Location :</i>
								<i>Explanation : The Building Is Under Construction</i>
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**

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
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								
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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,300			
Interior Architecture	\$5,700			
Electrical				
Mechanical				
Site Pavements	\$100	\$100	\$2,800	\$100
<b>Total</b>	<b>\$9,200</b>	<b>\$100</b>	<b>\$2,900</b>	<b>\$100</b>
Importance Code A	\$3,300			
Importance Code B	\$5,600			
Importance Code C	\$200	\$100	\$2,800	\$100
<b>Total</b>	<b>\$9,200</b>	<b>\$100</b>	<b>\$2,900</b>	<b>\$100</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NY AQUARIUM THEATRE**  
**Asset # : 2358**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Alum/Vinyl Siding	20%			2050	**	10		
Stucco Cement	20%	Now	\$700	2047	**	5		
<i>Vertical Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
No Component	60%							
Windows								
Metal Louvers	10%			2033	**	10		
No Component	90%							
Roof								
Modified Bitumen	20%	0-2	\$2,700	2040	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rooftop Of Stadium Pump Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Rooftop Of Stadium Pump Room</i>								
No Component	80%							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$300	
Steel Plate	70%	0-2	\$3,900	LIFE	**	1		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Underside Of Stadium Steps</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bleachers</i>								
<i>Explanation : This Component Is Actually Aluminum</i>								
Vinyl Tile	10%			2035	**	3		
No Component	10%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Stadium Pool Area</i>								
<i>Explanation : Pool Area</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$100	
Concrete Masonry Unit	5%			LIFE	**	5		
No Component	90%							
Ceilings								
Exposed Struc: Steel	90%	4+	\$1,600	LIFE	**			
<i>Staining/Discoloring, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Underside Of Bleachers</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bleachers</i>								
<i>Explanation : This Is The Structural Component Of The Bleachers</i>								
Gypsum Board	10%			LIFE	**	5-10	\$100	
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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

## 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*

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

## 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

1

## Exterior Lighting

LED

30%

2038

\* \*

No Component

70%

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

## Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**NY AQUARIUM THEATRE**  
**Asset # : 2358**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>									
Energy Source									
	Electricity	10%			2040	* *	1		
	No Component	90%							
<b>Conversion Equipment</b>									
	Radiant Heater	10%			2025	\$700	2		
	No Component	90%							
<b>Plumbing</b>									
H/C Water Piping									
	Galvanized Steel	100%			2035	* *	1		
<b>Storm Drain Piping</b>									
	Cast Iron	100%			LIFE	* *	1		
<b>Pool Filter/Treatment</b>									
	Sand	100%			2035	* *	4		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Outdoors</i>									
<i>Explanation : Outdoor Salt Water Pools For Aquatic Animals</i>									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : P.S.1/INST. FOR CONTEMPORARY ART  
**Address** : 46-01 21ST ST. L.I. CITY @JACKSON AVE.  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DCA0026.000 / 1552 **Yr Built/Renovated** : 1889 / 2012  
**Area Sq Ft** : 70,308 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 26-Jan-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,ATT  
**Block** : 75 **Lot** : 1 **BIN** : 4000548

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$119,300	\$291,900
Interior Architecture	\$1,002,200	\$182,800
Electrical		\$586,200
Mechanical	\$85,800	\$504,700
<b>Total</b>	<b>\$1,207,300</b>	<b>\$1,565,600</b>
Importance Code A	\$119,300	\$763,100
Importance Code B	\$1,088,000	\$728,000
Importance Code C		\$74,500
<b>Total</b>	<b>\$1,207,300</b>	<b>\$1,565,600</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$70,500	\$20,700	\$11,500	
Interior Architecture				\$2,500
Electrical	\$17,600	\$11,000	\$1,300	\$1,100
Mechanical	\$29,200	\$34,100	\$21,300	\$11,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$121,200</b>	<b>\$69,700</b>	<b>\$38,100</b>	<b>\$19,400</b>
Importance Code A	\$92,700	\$27,800	\$18,400	\$7,000
Importance Code B	\$28,500	\$41,900	\$19,600	\$12,500
Importance Code C				
<b>Total</b>	<b>\$121,200</b>	<b>\$69,700</b>	<b>\$38,100</b>	<b>\$19,400</b>



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**P.S.1/INST. FOR CONTEMPORARY ART**  
**Asset # : 1552**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Exterior</b>								
<b>Exterior Walls</b>								
	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%			2040	**	5	\$14,500
	Window Wall	2%			2057	**	5	\$8,700
<b>Windows</b>								
	Aluminum	100%			2043	**	5	\$22,900
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
<b>Parapets</b>								
	Cast in Place Concrete	3%			LIFE	**	5	\$6,300
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$7,800
	Masonry: Brick	52%			LIFE	**	5	\$10,500
	Masonry: Brick	20%			LIFE	**	5	\$4,000
	Masonry: Brownstone	5%			LIFE	**	5	\$2,400
	Metal Rail	5%			2032	**	5-10	\$18,300
	Pre-Cast Concrete	5%			LIFE	**	5	\$6,400
	Slate	5%			LIFE	**	5	\$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**  
**P.S.1/INST. FOR CONTEMPORARY ART**  
**Asset # : 1552**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Cast in Place Concrete	5%	Now	\$26,900	LIFE	**			1
<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 50%</i>								
<i>Location : At Entrance Platform Egdes Abutting Building</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Into Basement From Courtyard Entrance Above</i>								
Copper/Terne	5%			2055	**	10	\$9,400	
IRMA/Protected Membrane	25%	Now	\$31,200	2027	\$156,000			
<i>Broken Paver Blocks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Flat Roof</i>								
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Flat Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Lormer Gallery, East Facade - 3rd Floor</i>								
Modified Bitumen	7%			2032	**	10	\$5,300	
Single Ply Membrane	8%	Now	\$12,400	2032	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Into Kunst Hall Below</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Above James Turrell Exhibit - 3rd Floor</i>								
<i>Explanation : Removable Roof</i>								
Skylight, Metal/Glass	5%			2047	**	10	\$12,500	
Slate	45%	Now	\$119,300	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof Penetrations - Various Locations</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$22,100	
Vinyl Tile 9" X 9"	20%	Now	\$232,300	2037	**	3	\$7,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Public Corridors</i>								
Wood	70%	Now	\$730,400	2042	**	5	\$66,400	
<i>Poor Subfloor Evident, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Room In Exhibit Space</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Exhibit Space</i>								
Interior Walls								
Gypsum Board	15%			LIFE	**	5	\$29,800	
Masonry: Brick	10%			LIFE	**			
Plaster	75%			LIFE	**	5	\$74,500	

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.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**P.S.1/INST. FOR CONTEMPORARY ART**  
**Asset # : 1552**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
Embossed Metal	15%			LIFE	**	5	\$7,000	
Gypsum Board	10%			LIFE	**	5	\$12,900	
Masonry:Vault Struct	10%	Now	\$39,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kunst Hall, 2nd Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kunst Hall, 2nd Floor</i>								
Plaster	65%			LIFE	**	5	\$41,900	
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	70%			2027	\$27,000	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room - Basement</i>								
<i>Explanation : One 3000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	30%			2057	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room - Basement</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	70%			2027	\$35,700	5	\$200	
Fused Disc Sw	30%			2057	**	5	\$100	
<b>Raceway</b>								
Conduit	80%			2027	\$44,600	1		
Conduit	20%			2057	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2026	\$1,900	5	\$100	
Fused Disc Sw	5%			2052	**	5	\$100	
Molded Case Bkrs	80%			2026	\$31,200	5	\$1,500	
Molded Case Bkrs	10%			2052	**	5	\$200	
<b>Wiring</b>								
Braided Cloth	30%	2-4	\$15,700	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	50%			2027	\$26,200	1		
Thermoplastic	20%			2057	**	1		

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**P.S.1/INST. FOR CONTEMPORARY ART**  
**Asset # : 1552**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Motor Controllers								
Locally Mounted	40%			2025	\$61,100	5	\$200	
Locally Mounted	30%			2044	**	5	\$100	
Locally Mounted	10%			2047	**	5		
Variable Frequency Drive	20%			2047	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Custodian Office</i>								
<i>Explanation : New Controllers Under Computerized And Monitored By Bms</i>								
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	40%			2027	\$94,900	10	\$25,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Attic</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	50%			2027	\$118,600	10	\$32,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors And Offices 1st, 2nd And 3rd Floors</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Incandescent	10%			2027	\$88,900	2	\$200	
<b>Egress Lighting</b>								
Emergency, Battery	50%			2032	**	10	\$8,500	
Exit, LED	50%			2055	**	1		
<b>Exterior Lighting</b>								
Fluorescent	100%			2037	**	10	\$6,400	
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2042	**	5	\$2,100	
<b>Alarm</b>								
Security System								
No Component	90%							
Generic	10%			2035	**	1	\$2,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Public Spaces</i>								
<i>Explanation : CCTV Surveillance System</i>								
<b>Fire/Smoke Detection</b>								
No Component	80%							
Generic, Digital	20%			2032	**	1-3	\$8,700	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**Heating**

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**P.S.1/INST. FOR CONTEMPORARY ART**  
**Asset # : 1552**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Heating</b>								
Energy Source	Natural Gas	100%			2047	**	1	
Conversion Equipment	Steam Boiler	100%	Now	\$22,200	2025	\$444,300	1	\$62,700
				<i>Corroded, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : #1 Boiler</i>				
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement Boiler Room</i>				
				<i>Explanation : 2 Units (2 Heat Exchangers Convert Hot Water For Heating Devices)</i>				
Distribution	Hot Wtr Piping/Pump	90%			2043	**	4	\$3,100
	Central Plant Steam Piping/Pmp	10%			2047	**	4	\$300
Terminal Devices	Convactor/Radiator	100%			2040	**	1	\$22,700
<b>Air Conditioning</b>								
Energy Source	Electricity	100%			2043	**	1	
Conversion Equipment	Window/Wall Unit	60%			2022	\$85,800	1	
	No Component	40%						
Distribution	Ductwork/Diffusers	20%			LIFE	**	2	\$18,300
				<i>Recent Installation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 2nd And 3rd Floor On The South Side</i>				
	No Component	80%						
Terminal Devices	Air Handler/Cool/Ht	20%			2037	**	1	\$8,700
				<i>Recent Installation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 2 Unit In The Attic</i>				
	No Component	80%						
Heat Rejection	Air Cooled Condenser Unit	20%			2035	**	2	\$9,800
				<i>Recent Installation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 1 Unit On The Roof</i>				
	No Component	80%						
<b>Ventilation</b>								
Distribution	Ductwork/Diffusers	20%			LIFE	**	2-5	\$7,800
	No Component	80%						
Exhaust Fans	Roof	2%			2032	**	2	
	No Component	98%						
<b>Plumbing</b>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**P.S.1/INST. FOR CONTEMPORARY ART**  
**Asset # : 1552**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
H/C Water Piping	Brass/Copper	100%			2047	**	1	
Water Heater	Electric	100%			2026	\$60,500	4	\$600
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)	Non-Submersible	100%			2022	\$10,500	4	\$2,200
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								
Elevators	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To Roof</i>								
<i>Explanation : One Unit</i>								
<b>Fire Suppression</b>								
Standpipe	Generic	100%			2037	**	1-5	\$35,500
Sprinkler	No Component	90%						
	Generic	10%			2037	**	1-2	\$2,000
Chemical System	Generic	100%			2025	\$27,200	1-3	\$3,700

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : PUERTO RICAN TRAVELING THEATER  
**Address** : 304 WEST 47TH STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DCA0047.000 / 14806 **Yr Built/Renovated** :  
**Area Sq Ft** : 6,631 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 08-Jun-2017 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1037 **Lot** : 37 **BIN** : 1025057

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture		\$57,200
Interior Architecture	\$136,000	
Electrical	\$134,500	\$36,700
Mechanical		\$111,300
<b>Total</b>	<b>\$270,500</b>	<b>\$205,200</b>
Importance Code A		\$57,200
Importance Code B	\$173,500	\$148,000
Importance Code C	\$97,000	
<b>Total</b>	<b>\$270,500</b>	<b>\$205,200</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$36,700		\$700	\$2,800
Interior Architecture	\$11,500	\$200		\$2,000
Electrical	\$11,400	\$400	\$19,700	\$400
Mechanical	\$39,200	\$900	\$1,200	\$900
<b>Total</b>	<b>\$98,700</b>	<b>\$1,600</b>	<b>\$21,700</b>	<b>\$6,200</b>
Importance Code A	\$37,000	\$300	\$1,100	\$3,100
Importance Code B	\$61,700	\$1,300	\$20,600	\$3,000
Importance Code C				
<b>Total</b>	<b>\$98,700</b>	<b>\$1,600</b>	<b>\$21,700</b>	<b>\$6,200</b>



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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**PUERTO RICAN TRAVELING THEATER**  
**Asset # : 14806**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Iron	15%			LIFE	**			
Masonry: Brick	15%			LIFE	**	5	\$3,800	
Masonry: Brick	60%			LIFE	**	5	\$15,300	
Masonry: Limestone	10%			LIFE	**	5	\$1,900	
Windows								
Steel	60%	4+	\$2,000	2044	**	5	\$4,200	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear Facade Windows</i>								
Steel	40%			2044	**	5	\$5,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations On Front And Rear Facades</i>								
<i>Explanation : Decorative Metal Grilles</i>								
Parapets								
Masonry: Brick	75%	2-4	\$4,200	LIFE	**	5	\$1,300	
<i>Diagonal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Chimney</i>								
<i>Spalling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Chimneys And Rear Wall At Lower Roof</i>								
Metal Cornice	10%			2043	**	10	\$600	
Metal Panel	5%			2048	**	5	\$300	
Slate	10%	0-2	\$2,200	LIFE	**	5	\$200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping Stones And Cap Stone At Chimney</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Parging Deteriorated - Various Coping Stones</i>								
Roof								
Modified Bitumen	10%	Now	\$7,100	2038	**			
<i>Debris Present, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rear Lower Roof - Debris From Construction On Adjacent Site</i>								
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Lower Roof Above Back Stage Stairs</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Lower Roof Above Back Stage Stairs</i>								
Modified Bitumen	80%	0-2	\$5,700	2028			\$57,200	
<i>Blisters, Extent : Light, Area Affected : 15%</i>								
<i>Location : Upper Roof</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Upper Roof With Mechanical Equipment</i>								
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof Surface Between Mechanical Units</i>								
Sloped Glazing	10%	Now	\$15,400	LIFE	**	5	\$6,200	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Open Seams At Single Pane Glass</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Seams - During Driving Rain</i>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**PUERTO RICAN TRAVELING THEATER**  
**Asset # : 14806**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	40%	0-2	\$11,500	2027	\$57,500	3	\$6,000	
<i>Poor Subfloor Evident, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various Treads On Metal Pan Stairs And At Balcony Entrances</i>								
Cast in Place Concrete	20%			LIFE	**	5	\$4,300	
Ceramic Tile	5%			2037	**	5	\$500	
Wood	35%	Now	\$39,000	2043	**	5	\$3,300	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Front Room Of Third Floor Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : 3rd Floor Dance Studio / Offices And 4th Floor Offices</i>								
<b>Interior Walls</b>								
Concrete Masonry Unit	10%			LIFE	**	5	\$1,100	
Gypsum Board	10%			LIFE	**	5	\$1,600	
Masonry: Brick	80%	0-2	\$97,000	LIFE	**			
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : West Stairwell - Between 2nd And 3rd Floors</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Walls - Opposite Dressing Rooms</i>								
<b>Ceilings</b>								
Exposed Concrete	70%			LIFE	**	5	\$1,000	
Gypsum Board	5%			LIFE	**	5	\$600	
Plaster	25%			LIFE	**	5	\$1,400	
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2041	**			
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2028	\$1,700	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 600 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2028	\$36,700	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Vertical Sections</i>								
<b>Raceway</b>								
Conduit	100%			2038	**	1		
<b>Panelboards</b>								
Fused Disc Sw	20%			2036	**	5		
Molded Case Bkrs	80%			2036	**	5	\$100	

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**PUERTO RICAN TRAVELING THEATER**  
**Asset # : 14806**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Thermoplastic	100%			2038	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2033	**	5		
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%	0-2	\$10,800	LIFE	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
<b>Fluorescent</b>								
Fluorescent	5%			2028	\$3,800	10	\$300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 4th Floor , Basement</i>								
Fluorescent	5%			2028	\$3,800	10	\$300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Bathrooms</i>								
Fluorescent	15%			2023	\$11,300	10	\$900	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And 4th Floor</i>								
Incandescent	75%			2023	\$56,500	2	\$100	
<b>Egress Lighting</b>								
<b>Emergency, Battery</b>								
Exit, LED	50%			2028	\$5,100	10	\$800	
	50%			2043	**	1		
<b>Exterior Lighting</b>								
LED	10%			2036	**			
No Component	90%							
<b>Alarm</b>								
<b>Security System</b>								
<b>No Component</b>								
Generic	70%							
	30%			2023	\$6,800	1	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Doors</i>								
<i>Explanation : Intrusion Alarm Only, Door Contacts</i>								
<b>Fire/Smoke Detection</b>								
<b>Generic, Digital</b>								
	100%			2023	\$77,900	1-3	\$4,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Station, Alarm Bells And Smoke Detectors</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>

**Heating**

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**PUERTO RICAN TRAVELING THEATER**  
**Asset # : 14806**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>									
	Energy Source								
	Natural Gas	100%			2038	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2033	* *	1	\$3,300	
				<i>Boiler Used For Hot Water, Extent : Light, Area Affected : 100%</i>					
				<i>Location : Basement</i>					
	Distribution								
	Hot Wtr Piping/Pump	100%	0-2	\$1,100	2027	\$11,000	4	\$300	
				<i>Corroded, Extent : Moderate, Area Affected : 20%</i>					
				<i>Location : Basement</i>					
	Terminal Devices								
	Air Handler	50%			2028	\$49,600	1	\$2,100	
				<i>Other Observation, Extent : Light, Area Affected : 50%</i>					
				<i>Location : Roof</i>					
				<i>Explanation : 1 Package Unit</i>					
	Air Handler	20%	Now	\$19,800	2038	* *	1	\$700	
				<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>					
				<i>Location : Coil Leaks, Roof</i>					
				<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>					
				<i>Location : (1) 10 Ton Unit. Roof</i>					
	Convactor/Radiator	20%			2026	\$7,500	1	\$400	
	Fan Coil Unit/Heat	10%			2028	\$10,600	1	\$200	
				<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
				<i>Location : Basement</i>					
				<i>Explanation : 1 Unit</i>					
<b>Air Conditioning</b>									
	Energy Source								
	Electricity	100%			2036	* *	1		

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**PUERTO RICAN TRAVELING THEATER**  
**Asset # : 14806**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
	Ext Pkg Unit - Heating/Cooling	70%			2028	\$61,800	2	\$300
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 70%</i>						
		<i>Location : (1) 50 Ton Unit. Roof</i>						
	Ext Pkg Unit - Heating/Cooling	20%	Now	\$17,600	2038	**	2	\$100
		<i>Broken, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Compressor</i>						
		<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Coil</i>						
		<i>Not in Service, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Roof</i>						
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Roof</i>						
	Split Unit	10%			2028	\$15,000		
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Unit. R-410a</i>						
<b>Terminal Devices</b>								
	Fan Coil - 4 Pipe	10%			2028	\$16,500	1	\$200
	No Component	90%						
<b>Heat Rejection</b>								
	Air Cooled Condenser Unit	10%			2028	\$1,400	2	\$500
	No Component	90%						
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,700
<b>Exhaust Fans</b>								
	Interior	10%			2028	\$2,500	2	
	Roof	90%			2028	\$10,500	2	\$200
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%			2038	**	1	
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Fixtures</b>								
	Generic	100%						
<b>Fire Suppression</b>								
<b>Sprinkler</b>								
	No Component	85%						
	Generic	15%			2028	\$10,400	1-2	\$300

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$355,000	
<b>Total</b>	<b>\$355,000</b>	
Importance Code A	\$355,000	
<b>Total</b>	<b>\$355,000</b>	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$43,500			
Interior Architecture	\$10,300		\$300	\$400
Electrical	\$10,300		\$100	
Mechanical	\$1,000	\$400	\$700	\$300
<b>Total</b>	<b>\$65,100</b>	<b>\$400</b>	<b>\$1,100</b>	<b>\$800</b>
Importance Code A	\$43,600	\$100	\$100	\$100
Importance Code B	\$14,800	\$300	\$700	\$600
Importance Code C	\$6,700		\$200	
<b>Total</b>	<b>\$65,100</b>	<b>\$400</b>	<b>\$1,100</b>	<b>\$800</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126  
QUEENS BOTANICAL GARDEN EDUCATION BLDG**

**Asset # : 2235**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$1,000	
Masonry: Brick	15%			LIFE	**	5	\$2,300	
Stucco Cement	75%	Now	\$221,300	2050	**	5	\$7,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Main Entrance</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Entrance Lobby And Classroom Adjacent To Lobby</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Facade</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Facades</i>								
<i>Explanation : The Exterior Wall Is An Eifs Wall. Exterior Insulation And Finish System</i>								
Windows								
Aluminum	100%	2-4	\$63,800	2055	**	5	\$700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Stucco Cement	85%	Now	\$18,900	2050	**	5	\$700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof Parapet Wall</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Parapet Wall</i>								
<i>Miss/Damaged Copings, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Parapet Wall</i>								
No Component	15%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126  
QUEENS BOTANICAL GARDEN EDUCATION BLDG**

**Asset # : 2235**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Roof</b>								
Asphalt Shingle	10%	0-2	\$2,700	2045	**			
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Around Skylights</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof Of Masonry Structure And Fascia Board</i>								
Built-Up (BUR)	65%	0-2	\$69,900	2040	**			
<i>Vegetation Growth, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Metal Panel	20%	Now	\$17,900	2050	**			
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North And South Facades</i>								
Sloped Glazing	5%	0-2	\$2,300	LIFE	**	5	\$5,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Glass Pane At Entrance</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Around Frame At Entrance</i>								
<b>Soffits</b>								
Window Wall	100%			2040	**	5		
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$1,700	
Ceramic Tile	5%			2033	**	5	\$200	
Vinyl Tile	45%			2030	\$15,600	3	\$900	
Vinyl Tile	40%			2025	\$13,900	3	\$800	
<b>Interior Walls</b>								
Ceramic Tile	5%			2033	**	5	\$400	
Concrete Masonry Unit	25%			LIFE	**	5	\$1,500	
Gypsum Board	70%			LIFE	**	5-10	\$9,100	
<b>Ceilings</b>								
Exposed Concrete	10%			LIFE	**	5-10	\$500	
Gypsum Board	90%	Now	\$1,900	LIFE	**	5	\$4,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Room With Water Main</i>								
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Asphalt	100%			2039	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126  
QUEENS BOTANICAL GARDEN EDUCATION BLDG**

**Asset # : 2235**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
	Fused Disc Sw	100%			2030	\$1,500	5	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 200 Amperes.</i>								
<b>Raceway</b>								
	Conduit	50%			2030	\$16,300	1	
	Conduit	50%			2040	**	1	
<b>Panelboards</b>								
	Fused Disc Sw	5%			2038	**	5	
	Molded Case Bkrs	45%			2029	\$7,000	5	
	Molded Case Bkrs	50%			2038	**	5	
<b>Wiring</b>								
	Thermoplastic	75%			2030	\$21,700	1	
	Thermoplastic	25%			2040	**	1	
<b>Motor Controllers</b>								
	Locally Mounted	100%			2028	\$15,700	5	
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	100%	0-2	\$9,900	LIFE	**	5	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
	Fluorescent	15%			2025	\$4,100	10	\$400
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
	Fluorescent	85%			2030	\$23,200	10	\$2,000
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
	Exit, Service	100%			2025	\$400	1	
<b>Exterior Lighting</b>								
	HID	30%			2030	\$3,100	10	
	No Component	70%						
<b>Lightning Protection</b>								
<b>Arresters/Cabling</b>								
	Generic	100%			2033	**	5	\$100
<b>Alarm</b>								
<b>Security System</b>								
	No Component	70%						
	Generic	30%			2030	\$2,500	1	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Building Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**QUEENS BOTANICAL GARDEN EDUCATION BLDG**

**Asset # : 2235**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2040	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2035	**	1	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Boiler Room</i>								
<i>Explanation : 1 Natural Gas Fired Hot Water Boiler</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2038	**	4	\$200	
Terminal Devices								
Convactor/Radiator	100%			2028	\$13,700	1	\$900	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Split Unit	100%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Units. Refrigerant R-410a. 1 Condemned Exterior Unit Remains On Roof.</i>								
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	\$200	
No Component	90%							
Exhaust Fans								
Roof	10%			2030	\$400	2		
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Electric	100%			2028	\$2,300	4		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$300	LIFE	**	1		
<i>Damaged, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Perimeter Of Roof Near Green House Exit</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Around Perimeter Of Roof</i>								
<i>Explanation : Leaders And Gutters Into Cast Iron Under Ground Piping</i>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126  
QUEENS BOTANICAL GARDEN EDUCATION BLDG**

**Asset # : 2235**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System</b>	<b>Component</b>	<b>% of</b>	<b>Fail Date</b>	<b>Estimated Cost</b>	<b>Year</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost</b>	<b>Priority</b>
	<b>Type</b>	<b>Total</b>	<b>(Years)</b>		<b>FY</b>		<b>(Yrs)</b>		
Plumbing									
	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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$786,200	\$110,100
<b>Total</b>	<b>\$786,200</b>	<b>\$110,100</b>
Importance Code A	\$786,200	\$110,100
<b>Total</b>	<b>\$786,200</b>	<b>\$110,100</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$19,300	\$600	\$400	
Interior Architecture	\$66,100			
Electrical	\$2,200		\$100	
Mechanical	\$15,700	\$100	\$100	\$100
<b>Total</b>	<b>\$103,300</b>	<b>\$700</b>	<b>\$600</b>	<b>\$100</b>
Importance Code A	\$19,300	\$600	\$400	
Importance Code B	\$52,500	\$100	\$200	\$100
Importance Code C	\$31,500			
<b>Total</b>	<b>\$103,300</b>	<b>\$700</b>	<b>\$600</b>	<b>\$100</b>



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126  
QUEENS BOTANICAL GARDEN GREENHOUSE**

**Asset # : 2234**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Exterior</b>									
<b>Exterior Walls</b>									
Stucco Cement	15%	Now	\$19,300	2050	**	5	\$800		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Building Base</i>									
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>									
<i>Location : Throughout</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Facade</i>									
<i>Explanation : This Is Stucco Over Rigid Insulation</i>									
Window Wall	85%	Now	\$181,500	2060	**	5	\$6,800		
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>									
<i>Location : Exterior Facade</i>									
<b>Windows</b>									
Aluminum	95%			2052	**	5	\$1,200		
Metal Louvers	5%			2033	**	10	\$400		
<b>Roof</b>									
Sloped Glazing	100%	Now	\$604,600	LIFE	**	5	\$110,100		
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Green House Section</i>									
<i>Glazing Clouded, Extent : Severe, Area Affected : 30%</i>									
<i>Location : Roof</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<b>Interior</b>									
<b>Floors</b>									
Cast in Place Concrete	80%	Now	\$31,100	LIFE	**	5	\$6,300		
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Green House Area</i>									
Panel/Paver: Cer/Brk	20%	4+	\$3,500	2046	**	5	\$800		
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Green House</i>									
<i>Explanation : Vegetation Growth</i>									
<b>Interior Walls</b>									
Cast in Place Concrete	100%	Now	\$31,500	LIFE	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<b>Ceilings</b>									
Exposed Struc: Steel	10%			LIFE	**	10			
No Component	90%								

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Under 600 Volts</b>									
<b>Raceway</b>									
Conduit	100%			2030	\$3,900	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 BOTANICAL GARDEN GREENHOUSE**

**Asset # : 2234**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2030	\$8,500	1		
Motor Controllers								
Locally Mounted	100%			2028	\$7,500	5		
Lighting								
Interior Lighting								
Fluorescent	100%			2025	\$5,500	10	\$2,200	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Lightning Protection								
Arresters/Cabling								
Generic	100%			2033	**	5	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2025	\$1,500	1	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
HTHW/HW	100%			2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Education Building</i>								
<i>Explanation : Hot Water Provided From Adjacent Building</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2029	\$3,600	4	\$200	
Terminal Devices								
Convactor/Radiator	100%	2-4	\$12,500	2050	**	1	\$700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ventilation								
Exhaust Fans								
Wall Unit	100%			2025	\$800	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2030	\$12,200	1		
Galvanized Steel	30%	2-4	\$3,100	2050	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Location</i>								
Water Heater								
Electric	100%			2029	\$2,100	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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of</b>	<b>Fail Date</b>	<b>Estimated Cost</b>	<b>Year</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost</b>	<b>Priority</b>
	<b>Type</b>	<b>Total</b>	<b>(Years)</b>		<b>FY</b>		<b>(Yrs)</b>		
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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$41,100	\$41,100
<b>Total</b>	<b>\$41,100</b>	<b>\$41,100</b>
Importance Code A	\$41,100	\$41,100
<b>Total</b>	<b>\$41,100</b>	<b>\$41,100</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$23,000	\$300		
Interior Architecture	\$6,300		\$100	
Electrical	\$1,300			
Mechanical	\$21,200			
<b>Total</b>	<b>\$51,900</b>	<b>\$400</b>	<b>\$200</b>	<b>\$100</b>
Importance Code A	\$23,000	\$300		
Importance Code B	\$27,400	\$100	\$200	\$100
Importance Code C	\$1,500			
<b>Total</b>	<b>\$51,900</b>	<b>\$400</b>	<b>\$200</b>	<b>\$100</b>



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**QUEENS BOTANICAL GARDEN LITTLE GREENHOUSE**

**Asset # : 2233**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	15%			2040	**	5-10	\$3,800	
Stucco Cement	35%	Now	\$14,700	2035	**	5	\$1,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Lower Perimeter Walls</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i>								
<i>Location : All Facades</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Facades</i>								
<i>Explanation : This Is Stucco Over Rigid Foam Insulation</i>								
Window Wall	50%			2056	**	5	\$7,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Facade</i>								
Windows								
Aluminum	100%			2052	**	5	\$600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Facade</i>								
Roof								
Metal Panel	40%	Now	\$4,800	2035	**			
<i>Deformed/Dented, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Downspouts On Facade</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And South Facades</i>								
Sloped Glazing	60%			LIFE	**	5	\$82,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Interior								
Floors								
Cast in Place Concrete	90%			LIFE	**	5	\$8,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Green House</i>								
Ceramic Tile	10%			2033	**	5	\$200	
Interior Walls								
Concrete Masonry Unit	100%			LIFE	**	5	\$3,000	
Ceilings								
Exposed Struc: Steel	15%			LIFE	**	10	\$300	
Gypsum Board	25%	0-2	\$300	LIFE	**	5	\$300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : By Water Main</i>								
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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	100%			2030	\$3,900	1		
<b>Panelboards</b>								
Molded Case Bkrs	100%			2029	\$7,800	5		
<b>Wiring</b>								
Thermoplastic	100%			2030	\$8,500	1		
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	100%			2025	\$3,300	10	\$1,300	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Exterior Lighting</b>								
HID	30%			2025	\$1,700	10		
No Component	70%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%			2025	\$900	1	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Of The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
HTHW/HW	100%			2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Education Building</i>								
<i>Explanation : Hot Water Provided From Adjacent Building</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%	0-2	\$2,200	2055	**	4	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Insufficient Heat, Throughout</i>								
<b>Terminal Devices</b>								
Convactor/Radiator	100%	0-2	\$7,500	2050	**	1	\$400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	70%			2030	\$7,300	1		
Galvanized Steel	30%			2028	\$1,900	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 BOTANICAL GARDEN LITTLE GREENHOUSE**

**Asset # : 2233**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
	Water Heater Electric	100%	0-2	\$1,200	2030	\$1,200	4	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
	Sanitary Piping Cast Iron	100%	2-4	\$10,300	LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : QUEENS BOTANICAL GARDEN MAINTENANCE AND HORTICULTURE  
**Address** : 43-50 MAIN STREET  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DCA0016.080 / 2236 **Yr Built/Renovated** : 2006 /  
**Area Sq Ft** : 4,500 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 11-Sep-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 5107 **Lot** : 200 **BIN** : 4439684

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Mechanical		\$42,800
<b>Total</b>		<b>\$42,800</b>
Importance Code A		\$42,800
<b>Total</b>		<b>\$42,800</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$400	\$1,500	\$800	
Interior Architecture	\$5,000		\$100	
Electrical	\$200	\$100	\$100	\$100
Mechanical	\$400	\$500	\$200	\$600
<b>Total</b>	<b>\$6,100</b>	<b>\$2,100</b>	<b>\$1,100</b>	<b>\$600</b>
Importance Code A	\$500	\$1,900	\$800	\$300
Importance Code B	\$4,100	\$300	\$200	\$300
Importance Code C	\$1,500		\$100	
<b>Total</b>	<b>\$6,100</b>	<b>\$2,100</b>	<b>\$1,100</b>	<b>\$600</b>



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**QUEENS BOTANICAL GARDEN MAINTENANCE AND HORTICULTURE**

**Asset # : 2236**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Fiberglass Panel	10%			2043	**	5	\$1,500	
Metal Panel	70%	Now	\$400	2056	**	5	\$5,400	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
Metal Coiling Doors	15%			2047	**	5	\$1,900	
Wood	5%			2047	**	5	\$1,000	
<b>Windows</b>								
Aluminum	100%			2052	**	5	\$100	
<b>Roof</b>								
Metal Panel	100%			2047	**	10	\$3,200	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	85%			LIFE	**	5	\$3,400	
Ceramic Tile	5%			2043	**	5		
Vinyl Tile	10%			2038	**	3		
<b>Interior Walls</b>								
Ceramic Tile	5%			2043	**	5	\$100	
Gypsum Board	30%			LIFE	**	5-10	\$1,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Above Window In South Facing Lounge/Office</i>								
Metal Panel	65%			LIFE	**	10	\$700	
<b>Ceilings</b>								
Exposed Struc: Steel	90%			LIFE	**	10	\$1,700	
Gypsum Board	10%			LIFE	**	5-10	\$300	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	5%			2040	**			
Iron Picket	95%			2065	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2043	**			
<b>On-Site Walkways</b>								
Asphalt	90%			2039	**			
Cast in Place Concrete	10%			2043	**			
<b>Parking/Driveway</b>								
Asphalt	100%			2039	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

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.  
\*\* 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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2050	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>								
Raceway								
Conduit	100%			2050	**	1		
Panelboards								
Molded Case Bkrs	100%			2046	**	5	\$100	
Wiring								
Thermoplastic	100%			2050	**	1		
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	90%			2035	**	10	\$3,700	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	10%			2035	**	10		
Exterior Lighting								
Fluorescent	30%			2035	**	10	\$100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
No Component	70%							
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Perimeter And Repair Shops</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Electricity	10%			2050	**	1		
Natural Gas	90%			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**  
**QUEENS BOTANICAL GARDEN MAINTENANCE AND HORTICULTURE**

**Asset # : 2236**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Heating</b>								
	Conversion Equipment							
	Furnace	35%			2030	\$3,600	1	\$800
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout Office Space</i>					
			<i>Explanation : 4 Through The Wall Gas Fired Space Heaters</i>					
	Heat Pump Air Sourced	10%			2028		2	\$100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Offices</i>					
			<i>Explanation : 3 Wall Hung Heat Pumps</i>					
			<i>Provides Heating For Two Offices.</i>					
	Radiant Heater	55%			2030	\$42,800	2	\$1,200
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Maintenance And Horticulture Shops</i>					
			<i>Explanation : 5 Gas Fired Radiant Space Heaters</i>					
<b>Air Conditioning</b>								
	Energy Source							
	Electricity	100%			2046	**	1	
	Conversion Equipment							
	Interior Pkg Unit - Cooling	15%			2028	\$24,600	2	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Various Offices</i>					
			<i>Explanation : 3 Wall Hung Packaged Units</i>					
	Window/Wall Unit	25%	0-2	\$200	2025	\$2,300	1	
			<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Supervisor Office</i>					
	No Component	60%						
<b>Ventilation</b>								
	Exhaust Fans							
	Wall Unit	100%			2035	**	2	\$100
<b>Plumbing</b>								
	H/C Water Piping							
	Brass/Copper	100%			2050	**	1	
	Water Heater							
	Electric	100%			2028	\$3,900	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%						
<b>Fire Suppression</b>								
	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.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

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 2021 - 2024	FY 2025 - 2030
Interior Architecture	\$41,900	\$41,900
<b>Total</b>	<b>\$41,900</b>	<b>\$41,900</b>
Importance Code B	\$41,900	\$41,900
<b>Total</b>	<b>\$41,900</b>	<b>\$41,900</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$53,100	\$2,700		
Interior Architecture	\$35,600	\$1,800	\$2,000	
Electrical	\$1,500	\$1,100	\$1,400	\$1,100
Mechanical	\$8,300	\$3,500	\$4,200	\$4,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$102,500</b>	<b>\$13,100</b>	<b>\$11,500</b>	<b>\$9,100</b>
Importance Code A	\$53,900	\$3,500	\$800	\$800
Importance Code B	\$45,500	\$9,600	\$10,500	\$8,300
Importance Code C	\$3,100		\$200	
<b>Total</b>	<b>\$102,500</b>	<b>\$13,100</b>	<b>\$11,500</b>	<b>\$9,100</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**QUEENS BOTANICAL GARDEN VISITOR AND ADMIN BLDG.**

**Asset # : 2232**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	30%			LIFE	**	5	\$33,200	
Cement-Fiber Panel	15%			2038	**	10	\$5,200	
Window Wall	10%			2056	**	5	\$4,100	
Wood	45%	0-2	\$13,600	2043	**	5	\$12,400	
<i>Deteriorated Finish, Extent : Light, Area Affected : 35%</i>								
<i>Location : Facade Right Side</i>								
Windows								
Aluminum	100%			2052	**	5	\$2,800	
Parapets								
Cast in Place Concrete	50%			LIFE	**	5	\$12,800	
Metal Panel	25%			2056	**	5	\$1,200	
Metal Rail	15%			2047	**	5-10	\$3,400	
Pre-Cast Concrete	10%	Now	\$500	LIFE	**	5	\$800	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Underside Of Coping Stones At Green Roof</i>								
Roof								
Cast in Place Concrete	25%			LIFE	**	10	\$6,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Auditorium</i>								
<i>Explanation : Green Roof With Vegetation</i>								
IRMA/Protected Membrane	30%			2038	**	10	\$4,800	
<i>Debris on Roof, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof Scuppers Blocked By Vegetation Growth</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout 2nd Floor Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Over Reception Area</i>								
<i>Other Observation, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Roof</i>								
<i>Explanation : Broken Hatch Door</i>								
IRMA/Protected Membrane	5%			2038	**	10	\$800	
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Auditorium Wing</i>								
Single Ply Membrane	35%			2038	**	10	\$5,600	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Canopy Over Open Space</i>								
<i>Explanation : This Roof Is Used For Water Collection</i>								
Sloped Glazing	5%	4+	\$1,900	LIFE	**	5	\$10,600	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 2%</i>								

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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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Roof</b>								
Sloped Glazing	5%	4+	\$1,900	LIFE	**	5	\$10,600	
<i>Location : Roof Skylight</i>								
<b>Soffits</b>								
Cement-Fiber Panel	100%			2035	**	10		
<b>Interior</b>								
<b>Floors</b>								
Carpet	5%			2031	**	3	\$1,800	
Cast in Place Concrete	80%			LIFE	**	5	\$83,800	
Ceramic Tile	15%			2043	**	5	\$3,600	
<b>Interior Walls</b>								
Ceramic Tile	5%			2043	**	5	\$400	
Concrete Masonry Unit	50%			LIFE	**	5	\$2,800	
Gypsum Board	40%	0-2	\$200	LIFE	**	5	\$1,700	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Above Auditorium Windows At Lintel</i>								
Wood	5%			LIFE	**	5	\$2,800	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%			2047	**	5	\$2,400	
Exposed Concrete	30%			LIFE	**	5-10	\$9,000	
Gypsum Board	30%			LIFE	**	5-10	\$24,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium Ceiling, Lobby Near Reception</i>								
Metal Panel	30%			LIFE	**	5	\$18,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underside Of Open Canopy</i>								
<i>Explanation : Roof Above Is Used As A Water Collector</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%			2065	**			
<b>Free Standing Walls</b>								
Cast in Place Concrete	100%			2065	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	90%			2043	**			
Pavers/Stone	10%			2039	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	13%			2043	**			
Pavers/Stone	85%			2039	**			
Wood	2%			2028		1-3		
<b>Parking/Driveway</b>								
Pavers/Stone	100%			2039	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

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**DEPARTMENT OF CULTURAL AFFAIRS - 126  
QUEENS BOTANICAL GARDEN VISITOR AND ADMIN BLDG.**

**Asset # : 2232**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
	Fused Disc Sw	100%			2050	**	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room , Roof</i>								
<i>Explanation : Main Service Switch Rated At 2,000 Amperes. Three Disconnect Switches Serving The Solar Panel Rated At 60 Amperes Each.</i>								
<hr/>								
<b>Switchgear / Switchboard</b>								
	Fused Disc Sw	100%			2050	**	5	\$100
<hr/>								
<b>Raceway</b>								
	Conduit	100%			2050	**	1	
<hr/>								
<b>Panelboards</b>								
	Molded Case Bkrs	100%			2046	**	5	\$400
<hr/>								
<b>Wiring</b>								
	Thermoplastic	100%			2050	**	1	
<hr/>								
<b>Motor Controllers</b>								
	Locally Mounted	10%			2043	**	5	
	Variable Frequency Drive	90%			2043	**		
<hr/>								
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	100%			LIFE	**	5	\$500
<hr/>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
	Fluorescent	92%			2035	**	10	\$13,500
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
	Fluorescent	5%			2035	**	10	\$700
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, Auditorium And Hallways</i>								
<hr/>								
	LED	3%			2035	**		
<hr/>								
<b>Egress Lighting</b>								
	Emergency, Battery	50%			2035	**	10	\$1,900
	Exit, LED	50%			2058	**	1	
<hr/>								
<b>Exterior Lighting</b>								
	Fluorescent	10%			2035	**	10	\$100
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Terrace</i>								
<hr/>								
	LED	20%			2035	**		
	No Component	70%						
<hr/>								
<b>Alarm</b>								
<b>Security System</b>								
	No Component	70%						
	Generic	30%			2035	**	1	\$1,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear And Front Of The Building And Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126  
QUEENS BOTANICAL GARDEN VISITOR AND ADMIN BLDG.**

**Asset # : 2232**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**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*

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**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

\$800

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

\*\*

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement*

*Explanation : 8 Units.*

Distribution

CW & CHW Wtr  
Pipe/Pump

100%

2050

\*\*

4

\$1,200

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

\$14,100

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**QUEENS BOTANICAL GARDEN VISITOR AND ADMIN BLDG.**

**Asset # : 2232**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Ventilation</b>								
	Exhaust Fans							
	Interior	100%			2035	**	2	\$500
<b>Plumbing</b>								
	H/C Water Piping							
	Brass/Copper	100%			2050	**	1	
	Water Heater							
	Electric	100%			2028	\$13,800	4	\$100
	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%						
<b>Vertical Transport</b>								
	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 2nd Floor</i>					
			<i>Explanation : 1 Unit</i>					
<b>Fire Suppression</b>								
	Sprinkler							
	Generic	100%			2056	**	1-2	\$4,500

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** : 02-Nov-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,Mez  
**Block** : 2018 **Lot** : 1 **BIN** : 4458851

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$875,900	\$365,400
Interior Architecture	\$189,800	\$453,300
Electrical		\$156,600
Mechanical	\$543,200	\$2,054,400
<b>Total</b>	<b>\$1,608,900</b>	<b>\$3,029,700</b>
Importance Code A	\$1,006,000	\$387,300
Importance Code B	\$470,900	\$2,603,100
Importance Code C	\$132,000	\$39,200
<b>Total</b>	<b>\$1,608,900</b>	<b>\$3,029,700</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$8,300	\$4,400		\$8,400
Interior Architecture	\$61,700	\$20,500	\$7,900	
Electrical	\$18,900	\$17,400	\$13,400	\$31,500
Mechanical	\$102,400	\$50,600	\$85,500	\$66,000
Site Enclosure	\$2,600			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$201,700</b>	<b>\$100,800</b>	<b>\$114,700</b>	<b>\$113,700</b>
Importance Code A	\$18,500	\$18,000	\$13,600	\$22,100
Importance Code B	\$153,600	\$82,900	\$98,300	\$91,600
Importance Code C	\$29,700		\$2,700	
<b>Total</b>	<b>\$201,700</b>	<b>\$100,800</b>	<b>\$114,700</b>	<b>\$113,700</b>



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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**QUEENS MUSEUM**  
**Asset # : 1551**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%	Now	\$42,500	LIFE	**	5	\$29,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Penthouse</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Building Base, Penthouse</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Building Base</i>								
<i>Explanation : Paited Surfaces</i>								
Metal Panel	2%			2049	**	5-10	\$17,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop Equipment Screen</i>								
<i>Explanation : Aluminum Louver</i>								
Granite Panels	2%			LIFE	**	5	\$1,900	
Panel/Paver: Limestone	50%	Now	\$710,000	LIFE	**	5	\$46,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Loading Dock</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Loading Dock</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$20,300	
Pre-Cast Concrete	20%			LIFE	**	5	\$81,000	
Window Wall	16%			2055	**	5	\$74,800	
Windows								
Aluminum	25%			2037	**	5	\$200	
Glass Block	15%			LIFE	**	5	\$100	
Metal Louvers	60%	Now	\$1,500	2032	**			
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Penthouse</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Penthouse</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Penthouse</i>								
Parapets								
Metal Panel	98%			2039	**	5	\$74,400	
Metal Rail	2%			2042	**	5-10	\$7,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Upper Roof</i>								
<i>Explanation : Perimeter Guardrail Around Skylights</i>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**QUEENS MUSEUM**  
**Asset # : 1551**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Single Ply Membrane	20%	Now	\$37,300	2034	**			
<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Walk Pads Miss/Displ, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	15%			2049	**	10	\$56,500	
Spray-on Foam	65%			2034	**	5	\$97,900	
Soffits								
Cast in Place Concrete	33%	Now	\$6,800	LIFE	**	5	\$5,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Loading Dock, Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
Cement-Fiber Panel	34%			2034	**	10	\$3,700	
Exposed Struc: Steel	33%			LIFE	**	5	\$3,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : West Entrance</i>								
<i>Explanation : This Is Actually Stainless Steel Panels</i>								
Interior								
Floors								
Carpet	10%			2025	\$273,300	3	\$30,800	
<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Offices</i>								
Cast in Place Concrete	5%	Now	\$2,200	LIFE	**	5	\$22,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mezzanine Storage, Stairs</i>								
Cast in Place Concrete	40%			LIFE	**	5	\$179,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2038	**	5	\$10,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mezzanine Stair And Panorama Area</i>								
<i>Explanation : Glass Panel Floor System</i>								
Sheet Vinyl/Rubber	5%	Now	\$6,400	2034	**	5	\$7,700	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stair</i>								
Terrazzo	5%			LIFE	**	5	\$8,000	
Wood	30%			2057	**	5	\$115,500	
<i>Deteriorated Finish, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**QUEENS MUSEUM**  
**Asset # : 1551**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$5,500	
Glass: Single Pane	5%			LIFE	**	5	\$4,100	
Gypsum Board	60%			LIFE	**	5	\$39,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : Southeast Mechanical Penthouse Room</i>								
Masonry: Brick	10%	Now	\$8,900	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Southeast Mechanical Penthouse Outer Wall</i>								
Plaster	5%	Now	\$18,200	LIFE	**	5	\$1,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Roof Stairs</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Roof Stairs</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof Stairs</i>								
SGFT/Glazed Masonry	15%	Now	\$132,000	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mezzanine</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mezzanine</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2042	**	5	\$20,500	
Exposed Concrete	20%			LIFE	**	5	\$6,400	
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Gypsum Board	60%	Now	\$26,000	LIFE	**	5	\$154,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mezzanine, Offices</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Gallery Areas</i>								
<i>Explanation : This Is Actually A Fabric Covered Ceiling.</i>								
Plaster	10%			LIFE	**	5	\$12,800	
Site Enclosure								
Fence/Gates								
Wood	100%	Now	\$2,600	2027			\$5,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			

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 MUSEUM**  
**Asset # : 1551**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

## Site Pavements

## On-Site Walkways

Cast in Place Concrete

50%

2042

\* \*

Pavers/Stone

50%

2038

\* \*

## Parking/Driveway

Asphalt

100%

2038

\* \*

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

## Under 600 Volts

## Service Equipment

Fused Disc Sw

50%

2029

\$21,900

5

\$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room 2**Explanation : Main Service Switch Rated At 3000 Amperes*

Fused Disc Sw

50%

2055

\* \*

5

\$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room 1**Explanation : Main Service Switch Rated At 4000 Amperes - Recently Installed*

## Transformers

Dry Type

100%

2042

\* \*

5

\$500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room 2**Explanation : 1,000 Kilovolt-ampere, 480/277/120 Volts*

## Switchgear / Switchboard

Fused Disc Sw

45%

2029

\$38,200

5

\$300

Fused Disc Sw

45%

2055

\* \*

5

\$300

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Electrical Room 1*

Molded Case Bkrs

10%

2049

\* \*

5

\$400

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Electrical Room 1*

## Raceway

Conduit

50%

2039

\* \*

1

Conduit

50%

2055

\* \*

1

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

## Panelboards

Fused Disc Sw

10%

2037

\* \*

5

\$300

Molded Case Bkrs

40%

2037

\* \*

5

\$1,400

Molded Case Bkrs

50%

2051

\* \*

5

\$1,800

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**QUEENS MUSEUM**  
**Asset # : 1551**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
<b>Wiring</b>								
	Thermoplastic	50%			2039	**	1	
	Thermoplastic	50%			2055	**	1	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Motor Controllers</b>								
	Locally Mounted	20%			2034	**	5	\$200
	Motor Control Center	40%			2034	**	5	\$1,500
	Variable Frequency Drive	40%			2046	**		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	100%			LIFE	**	5	\$2,000
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
	Automatic	100%			2046	**	1	\$42,200
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<b>Generators</b>								
	Diesel	100%			2042	**	1	\$53,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Emergency Generator Rated At 360 Kilowatts - Recently Installed</i>								
<b>Batteries</b>								
	Lead/Acid	100%			2024	\$1,600	5	\$5,100
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator</i>								
<b>Fuel Storage</b>								
	Main Tank	100%			2057	**	5	\$4,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 275 Gallon Capacity - Recently Installed</i>								
<b>Lighting</b>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**QUEENS MUSEUM**  
**Asset # : 1551**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	1%	0-2	\$4,600	2039	**			
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Space</i>								
Fluorescent	5%			2034	**	10	\$6,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Fluorescent	5%			2034	**	10	\$6,300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
Incandescent	15%			2034	**	2	\$500	
LED	74%			2037	**			
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2029	\$96,500	10	\$16,600	
Exit, LED	20%			2064	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Exit, Service	30%			2029	\$11,600	1		
<b>Exterior Lighting</b>								
LED	100%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Building Façade</i>								
<i>Explanation : Uplight Illuminating Building Facade.</i>								
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2039	**	1	\$15,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby And Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras - Recently Installed</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$25,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Recently Installed, Strobe Lights, Manual Pull Stations, Horns And Smoke Detectors</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2039	**	1		

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**QUEENS MUSEUM**  
**Asset # : 1551**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Steam Boiler	75%			2034	**	1	\$101,900	
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : #1 Boiler</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement - Former Ice Rink Side Of Building</i>								
<i>Explanation : 4 Units, One For Domestic Hot Water</i>								
Steam Boiler	25%	Now	\$130,100	2042	**	1	\$30,600	
<i>Broken, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Distribution								
Steam Piping/Pump	100%	2-4	\$29,600	2039	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : System On Old Pneumatic Controls</i>								
Terminal Devices								
Air Handler	80%			2029	\$1,507,300	1	\$67,900	
Convactor/Radiator	20%			2034	**	1	\$8,900	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2032	**	1	\$148,500	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$98,100	2049	**	4	\$6,800	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Excessive Interior Pipe Corrosion Causing Strainer Failures</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2034	**	1	\$84,900	
Heat Rejection								
Water Cooling Tower	100%	Now	\$101,700	2027	\$508,500	2	\$110,500	
<i>Leak Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof</i>								
Dehumidifier								
Generic	100%			2027	\$200			
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$24,700	LIFE	**	2-5	\$76,500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Dampers At The Roof</i>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**QUEENS MUSEUM**  
**Asset # : 1551**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Ventilation</b>								
	Exhaust Fans							
	Interior	80%			2034	**	2	\$3,400
	Roof	20%			2034	**	2	\$800
<b>Plumbing</b>								
	H/C Water Piping							
	Brass/Copper	100%			2039	**	1	
	HW Heat Exchanger							
	Steam Fired	100%	0-2	\$213,400	2059	**	4	\$13,600
				<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : 500 Gallon</i>				
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2029	\$20,400	4	\$4,300
	Sewage Ejector(s)							
	Electric	100%			2029	\$38,600	4	\$8,200
	Fixtures							
	Generic	100%						
<b>Vertical Transport</b>								
	Elevators							
	Hydraulic	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 1st To 2nd Floor</i>				
				<i>Explanation : 2 Units</i>				
<b>Fire Suppression</b>								
	Standpipe							
	Generic	100%			2049	**	1-5	\$69,200
	Sprinkler							
	No Component	98%						
	Generic	2%			2055	**	1-2	\$800

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** : 20-Mar-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 2018 **Lot** : 1 **BIN** : 4464056

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$296,500	\$263,300
Interior Architecture		\$616,500
Electrical	\$230,600	\$420,800
Mechanical		\$1,353,600
<b>Total</b>	<b>\$527,000</b>	<b>\$2,654,100</b>
Importance Code A	\$296,500	\$457,100
Importance Code B	\$230,600	\$1,580,500
Importance Code C		\$616,500
<b>Total</b>	<b>\$527,000</b>	<b>\$2,654,100</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$17,900		\$800	\$10,400
Interior Architecture	\$37,200	\$6,700	\$2,400	\$8,600
Electrical	\$3,800	\$4,700	\$6,400	\$25,100
Mechanical	\$10,800	\$12,800	\$12,100	\$16,300
Site Pavements	\$3,700			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$81,300</b>	<b>\$32,100</b>	<b>\$29,500</b>	<b>\$68,300</b>
Importance Code A	\$19,800	\$1,900	\$2,700	\$12,400
Importance Code B	\$46,400	\$30,200	\$25,900	\$55,900
Importance Code C	\$15,200		\$1,000	
<b>Total</b>	<b>\$81,300</b>	<b>\$32,100</b>	<b>\$29,500</b>	<b>\$68,300</b>



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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**QUEENS THEATRE IN THE PARK**  
**Asset # : 3008**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	75%	Now	\$245,200	LIFE	**	5	\$208,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Above Glass Block 1st Floor</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Above Doors At 1st Floor</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Above Glass Block 1st Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Doors At 1st Floor</i>								
Metal Panel	10%			2049	**	5-10	\$38,200	
Window Wall	15%	Now	\$8,400	2049	**	5	\$15,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Side</i>								
Windows								
Aluminum	20%			2045	**	5	\$300	
Glass Block	80%			LIFE	**	5	\$800	
Parapets								
Cast in Place Concrete	85%			LIFE	**	5	\$54,700	
Copper/Terne	5%			2073	**	5	\$1,500	
Metal/Glass Curt Wall	10%			2055	**	5	\$2,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Mezzanine Offices</i>								
<i>Explanation : This Component Is Actually Glass Panel With Metal Frame</i>								
Roof								
IRMA/Protected Membrane	30%	Now	\$5,400	2034	**			
<i>Vegetation Growth, Extent : Light, Area Affected : 5%</i>								
<i>Location : Drain At Roof Over Second Floor Offices</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Offices</i>								
Metal Panel	65%			2034	**	10	\$51,300	
Skylight, Plastic	5%	Now	\$4,100	2042	**	1		
<i>Glazing Broken/Cracked, Extent : Light, Area Affected : 2%</i>								
<i>Location : Inner Dome Cracked At Lobby</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**QUEENS THEATRE IN THE PARK**  
**Asset # : 3008**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	30%	Now	\$22,900	2028	\$228,700	3	\$25,800	
			<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : In Theater</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : In Theater</i>					
			<i>Wrinkling, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : In Theater</i>					
Cast in Place Concrete	20%			LIFE	**	5	\$25,100	
Ceramic Tile	5%			2038	**	5	\$2,900	
Marble Panels	17%			LIFE	**	5	\$7,300	
Vinyl Tile	18%			2034	**	3	\$3,900	
Wood	10%			2057	**	5	\$10,700	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	5%			2038	**	5	\$1,900	
Fabric on Framing	10%			2030	\$616,500	5	\$1,900	
Glass: Single Pane	10%			LIFE	**	5	\$2,900	
Gypsum Board	30%	Now	\$2,500	LIFE	**	5	\$7,000	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout Basement</i>					
Plaster	15%			LIFE	**	5	\$1,700	
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Managers Office In Basement</i>					
Wood	20%	Now	\$9,000	LIFE	**	5	\$31,000	
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : In Theater</i>					
			<i>Deteriorated Finish, Extent : Light, Area Affected : 15%</i>					
			<i>Location : In Theater</i>					
			<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : In Cafeteria</i>					
			<i>Recent Replace Evident, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Main Corridor</i>					
Ceilings								
AcousTileSusp.Lay-In	10%			2046	**	5	\$5,700	
			<i>Misaligned/Bulging, Extent : Light, Area Affected : 2%</i>					
			<i>Location : Basement</i>					
			<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Basement</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Basement</i>					
Exposed Concrete	15%			LIFE	**	5	\$1,300	
Exposed Struc: Wood	25%			LIFE	**			
Gypsum Board	25%			LIFE	**	5	\$17,900	
Metal Panel	10%			LIFE	**	5	\$7,200	
Plaster	15%			LIFE	**	5	\$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**  
**QUEENS THEATRE IN THE PARK**  
**Asset # : 3008**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2049		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : South Side Of Building</i>								
<i>Explanation : Fence Around Chiller Unit</i>								
Free Standing Walls								
Cast in Place Concrete	100%			2064		**		
Retaining Walls								
Cast in Place Concrete	100%			2073		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042		**		
On-Site Walkways								
Cast in Place Concrete	40%			2042		**		
Pavers/Stone	60%	Now	\$3,700	2038		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
Parking/Driveway								
Asphalt	100%			2038		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$49,900	3	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amperes</i>								
Transformers								
Dry Type	100%			2027	\$143,300	3	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 750 Kilovolt-ampere, 4,160-208/120v</i>								
Feeders								
Cable	100%			2028	\$16,100	1		
Raceway								
Conduit	100%			2029	\$42,700	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$2,600	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 2500 Ampere Main Disconnect Switches</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**QUEENS THEATRE IN THE PARK**  
**Asset # : 3008**

Electrical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts							
Transformers							
Dry Type	100%		2042	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Electrical Room</i>							
<i>Explanation : One 75 Kilovolt-ampere And One 50 Kilovolt-ampere 480/277hv - 208 Lv</i>							
Switchgear / Switchboard							
Fused Disc Sw	50%		2029	\$16,800	5	\$100	
Fused Disc Sw	45%		2039	**	5	\$100	
Molded Case Bkrs	5%		2049	**	5	\$100	
Raceway							
Conduit	80%		2029	\$26,100	1		
Conduit	20%		2049	**	1		
Panelboards							
Fused Disc Sw	10%		2045	**	5	\$100	
Molded Case Bkrs	70%		2028	\$16,400	5	\$700	
Molded Case Bkrs	15%		2037	**	5	\$200	
Molded Case Bkrs	5%		2045	**	5	\$100	
Wiring							
Thermoplastic	80%		2029	\$23,100	1		
Thermoplastic	20%		2049	**	1		
Motor Controllers							
Locally Mounted	40%		2027	\$25,200	5	\$100	
Locally Mounted	40%		2034	**	5	\$100	
Variable Frequency Drive	20%		2046	**			
Ground							
Grounding Devices							
Generic	100%		LIFE	**	5	\$600	
Stand-by Power							
Transfer Switches							
Automatic	100%		2042	**	1	\$11,800	
Generators							
Diesel	100%		2038	**	1	\$14,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Outside</i>							
<i>Explanation : One 218 Kilovolt-ampere</i>							
Batteries							
Lead/Acid	100%		2023	\$1,600	5	\$1,400	
Fuel Storage							
Main Tank	100%		2057	**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Outside</i>							
<i>Explanation : 200 Gallon Capacity</i>							
Lighting							

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**QUEENS THEATRE IN THE PARK**  
**Asset # : 3008**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	10%			2024	\$39,900	10	\$3,500	
			<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
Fluorescent	10%			2034	**	10	\$3,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : New Addition</i>					
			<i>Explanation : T-5 Lamps</i>					
Fluorescent	20%			2034	**	10	\$7,000	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Offices</i>					
Fluorescent	40%			2029	\$159,800	10	\$14,000	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Offices, Hallways</i>					
Incandescent	10%			2024	\$39,900	2	\$100	
LED	10%			2037	**			
<b>Egress Lighting</b>								
Emergency, Service	50%			2034	**	1		
Emergency, Battery	10%			2024	\$5,400	10	\$900	
Exit, LED	10%			2064	**	1		
Exit, Service	10%			2024	\$600	1		
Exit, Service	20%			2034	**	1		
<b>Exterior Lighting</b>								
HID	100%			2024	\$150,700	10	\$100	
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2034	**	1	\$4,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Hallways, Entrance, And Exit Doors</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$7,100	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2049	**	1		

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**QUEENS THEATRE IN THE PARK**  
**Asset # : 3008**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment Hot Water Boiler	50%			2046	**	1	\$9,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : For New Addition, Basement</i>								
<i>Explanation : 3 Units</i>								
Hot Water Boiler	50%			2027	\$144,000	1	\$9,500	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : For Old Section, 2nd Floor Boiler Room</i>								
<i>Explanation : 3 Units</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2037	**	4	\$2,800	
<b>Terminal Devices</b>								
Air Handler	80%			2029	\$420,400	1	\$18,900	
Convactor/Radiator	10%			2034	**	1	\$1,200	
Fan Coil Unit/Heat	10%			2029	\$56,000	1	\$1,200	
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2045	**	1		
<b>Conversion Equipment</b>								
Int Pkg Unit - Heating/Cooling	50%			2030	\$397,400	2	\$1,200	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Reciprocating Compr/Chiller	50%			2034	**	1	\$8,900	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 50%</i>								
<i>Location : Lower Roof</i>								
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	50%			2049	**	4	\$1,400	
No Component	50%							
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	50%			2029	\$209,600	1	\$11,800	
No Component	50%							
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	50%			2034	**	2	\$13,300	
No Component	50%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$21,300	
<b>Exhaust Fans</b>								
Interior	95%			2029	\$126,300	2	\$1,100	
Roof	5%			2034	**	2	\$100	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2039	**	1		

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**QUEENS THEATRE IN THE PARK**  
**Asset # : 3008**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
Water Heater Gas Fired	100%			2027	\$22,800	2	\$600	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2034	**	4	\$1,200	
Sewage Ejector(s) Electric	100%			2034	**	4	\$2,300	
Backflow Preventer Generic	100%			2034	**	1	\$2,300	
Fixtures Generic	100%							
<b>Vertical Transport</b>								
Elevators Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To The Third Floor</i>						
		<i>Explanation : 2 Units - 1 Passenger, 1 Freight</i>						
<b>Fire Suppression</b>								
Standpipe Generic	100%			2049	**	1-5	\$19,300	
Sprinkler Generic	100%			2049	**	1-2	\$10,700	
Chemical System Generic	100%			2027	\$27,200	1-3	\$4,000	

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : SNUG HARBOR CULT CNTR BOTN GDN BLDG G  
**Address** : 1000 RICHMOND TERRACE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DCA0024.070 / 2413 **Yr Built/Renovated** : 1855 / 2013  
**Area Sq Ft** : 36,760 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 12-Jul-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2,3,att  
**Block** : 76 **Lot** : 200 **BIN** : 5113026

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$747,400	\$148,500
Interior Architecture	\$449,700	\$98,000
Electrical		\$734,800
<b>Total</b>	<b>\$1,197,100</b>	<b>\$981,200</b>
Importance Code A	\$747,400	\$198,400
Importance Code B	\$352,400	\$782,900
Importance Code C	\$97,400	
<b>Total</b>	<b>\$1,197,100</b>	<b>\$981,200</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$49,200			
Interior Architecture	\$110,500	\$1,400	\$27,600	\$5,100
Electrical	\$36,500	\$2,500	\$31,600	\$2,800
Mechanical	\$36,400	\$7,400	\$73,600	\$6,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$236,500</b>	<b>\$15,100</b>	<b>\$136,800</b>	<b>\$18,200</b>
Importance Code A	\$49,200			
Importance Code B	\$187,300	\$15,100	\$136,800	\$18,200
Importance Code C				
<b>Total</b>	<b>\$236,500</b>	<b>\$15,100</b>	<b>\$136,800</b>	<b>\$18,200</b>



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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
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$58,800	
Windows								
Wood	100%	Now	\$210,000	2036	**	5	\$89,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : G - C Hyphen And Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : G - C Hyphen</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : G - C Hyphen</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hyphen - Interconnecting Corridor</i>								
<i>Explanation : Hyphen Is An Exterior Interconnecting Corridor Between Buildings</i>								
<b>Parapets</b>								
Metal Cornice								
	40%	Now	\$18,600	2056	**			
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Rail								
	10%	0-2	\$2,400	2041	**	5	\$3,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Hyphens G - F And G - H, Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Hyphens G - F And G - H</i>								
Wood Cornice								
	50%	Now	\$28,200	2038	**	5	\$12,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Wing, Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Wing</i>								
<b>Roof</b>								
Copper/Terne								
	15%			2056	**	10	\$14,600	
Modified Bitumen								
	10%	Now	\$55,100	2038	**			1
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Hyphen G - C</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane								
	75%	2-4	\$482,300	2038	**			2
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

**Interior**

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**DEPARTMENT OF CULTURAL AFFAIRS - 126  
SNUG HARBOR CULT CNTR BOTN GDN BLDG G**

**Asset # : 2413**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Interior</b>									
<b>Floors</b>									
Carpet	10%	Now	\$98,100	2030	\$98,100	3	\$11,100		
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Cast in Place Concrete	10%	Now	\$40,000	LIFE	**	5	\$16,100		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>									
<i>Location : Basement</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 60%</i>									
<i>Location : Basement</i>									
Ceramic Tile	10%	Now	\$148,900	2043	**	5	\$3,700		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Vinyl Tile	15%	Now	\$98,000	2038	**	3	\$4,100		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Kitchen Corridor</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Kitchen Corridor</i>									
Vinyl Tile	15%			2028	\$98,000	3	\$4,100		
Wood	40%			2063	**	5	\$55,300		
<b>Interior Walls</b>									
Gypsum Board	30%			LIFE	**	5	\$11,600		
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Plaster	60%	2-4	\$97,400	LIFE	**	5	\$11,600		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Wood	10%			LIFE	**	5	\$25,900		
<b>Ceilings</b>									
AcousTileConcealSpLn	10%	2-4	\$12,400	2033	**	5	\$4,600		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
Gypsum Board	25%			LIFE	**	5	\$23,000		
Plaster	65%	Now	\$65,500	LIFE	**	5	\$29,900		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Attic, Stair</i>									

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Over 600 Volts</b>									
<b>Service Equipment</b>									
Fused Disc Sw	100%			2028	\$49,900	3	\$100		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : 4- Main Service Disconnect Switches Rated At 600 Amperes Each</i>									

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR BOTN GDN BLDG G**

**Asset # : 2413**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Over 600 Volts</b>								
Transformers								
Dry Type	100%			2026	\$143,300	3	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 4,160/208 Volts</i>						
Feeders								
Cable	100%			2027	\$16,100	1		
Raceway								
Conduit	100%			2028	\$42,700	1		
<b>Under 600 Volts</b>								
Transformers								
Dry Type	100%			2026	\$16,500	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 75 Kilovolt-ampere, 480/277 Volts</i>						
Switchgear / Switchboard								
Fused Disc Sw	80%			2028	\$61,100	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 3- Vertical Sections</i>						
Fused Disc Sw	20%			2048	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 1- Vertical Section</i>						
Raceway								
Conduit	80%			2028	\$29,400	1		
Conduit	20%			2054	**	1		
Panelboards								
Fused Disc Sw	5%			2027	\$2,300	5		
Fused Knife Sw	5%	0-2	\$2,300	2053	**	5		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Molded Case Bkrs	65%			2027	\$30,400	5	\$600	
Molded Case Bkrs	25%			2050	**	5	\$200	
Wiring								
Braided Cloth	40%	2-4	\$21,500	2053	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	25%			2054	**	1		
Thermoplastic	35%			2028	\$18,800	1		
Motor Controllers								
Locally Mounted	50%			2033	**	5	\$100	
Variable Frequency Drive	50%			2045	**			
<b>Ground</b>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126  
SNUG HARBOR CULT CNTR BOTN GDN BLDG G**

**Asset # : 2413**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ground</b>								
Grounding Devices Generic	100%	2-4	\$9,900	LIFE	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
<b>Lighting</b>								
Interior Lighting Fluorescent	45%			2028	\$283,500	10	\$15,200	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2028	\$31,500	10	\$1,700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	35%			2036	**	10	\$11,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	10%			2028	\$63,000	2	\$100	
LED	5%			2036	**			
<b>Egress Lighting</b>								
Emergency, Battery	40%			2023	\$20,700	10	\$3,500	
Emergency, Battery	10%			2036	**	10	\$900	
Exit, LED	10%			2063	**	1		
Exit, Service	40%			2023	\$5,100	1		
<b>Alarm</b>								
Fire/Smoke Detection Generic, Digital	100%			2036	**	1-3	\$23,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Plant Campus Steam / PRV	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building L</i>								
<i>Explanation : Steam From Power House</i>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$30,400	2038	**	4	\$1,800	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Supply Line Between Buildings K And G</i>								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR BOTN GDN BLDG G**

**Asset # : 2413**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	60%			2033	**	1	\$13,600	
Convactor/Radiator	40%			2041	**	1	\$4,800	
Air Conditioning								
Energy Source								
District Chilled Water	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building L</i>								
<i>Explanation : Chilled Water From Power House</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2038	**	4	\$2,700	
Terminal Devices								
Air Handler/Cool/Ht	100%			2033	**	1	\$22,700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$20,500	
Exhaust Fans								
Interior	100%			2033	**	2	\$1,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Electric	100%			2023	\$31,600	4	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Providing Hot Water To Adjacent Building As Well.</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2038	**	1-5	\$18,500	
Sprinkler								
Generic	100%			2038	**	1-2	\$10,300	

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**DEPARTMENT OF CULTURAL AFFAIRS - 126  
SNUG HARBOR CULT CNTR BOTN GDN BLDG G**

**Asset # : 2413**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Fire Suppression	Chemical System							
	Generic	100%			2023	\$27,200	1-3	\$3,700
			<i>Dry System, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : The Kitchen Is Under Construction.</i>					

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : SNUG HARBOR CULT CNTR / BOTN GDN BARN OF BOTANY  
**Address** : 1000 RICHMOND TERRACE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DCA0039.040 / 13418 **Yr Built/Renovated** : 2000 /  
**Area Sq Ft** : 4,500 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 20-Jul-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Floors OG  
**Block** : 76 **Lot** : 200 **BIN** : 5113026

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Electrical		\$48,600
Mechanical	\$41,100	
<b>Total</b>	<b>\$41,100</b>	<b>\$48,600</b>
Importance Code B	\$41,100	\$48,600
<b>Total</b>	<b>\$41,100</b>	<b>\$48,600</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$18,700			
Interior Architecture	\$700			\$100
Electrical	\$300	\$300	\$300	\$300
Mechanical	\$300	\$200	\$21,100	\$200
<b>Total</b>	<b>\$20,000</b>	<b>\$600</b>	<b>\$21,400</b>	<b>\$600</b>
Importance Code A	\$19,000	\$200	\$19,800	\$200
Importance Code B	\$900	\$400	\$1,600	\$400
Importance Code C	\$200			
<b>Total</b>	<b>\$20,000</b>	<b>\$600</b>	<b>\$21,400</b>	<b>\$600</b>



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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**  
**SNUG HARBOR CULT CNTR / BOTN GDN BARN OF BOTANY**

**Asset # : 13418**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Wood	90%	4+	\$6,800	2041	**	5	\$15,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Front Facade</i>								
Wood Overhead Doors	10%			2041	**	5	\$3,400	
Windows								
Aluminum	5%			2044	**	5		
No Component	95%							
Roof								
Metal Panel	100%			2041	**	10	\$10,200	
<b>Interior</b>								
Floors								
Cast in Place Concrete	85%			LIFE	**	5	\$8,300	
Vinyl Tile	15%	2-4	\$300	2033	**	3	\$300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Gypsum Board	10%	2-4	\$200	LIFE	**	5	\$200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
No Component	90%							
Ceilings								
AcousTileSusp.Lay-In	10%			2041	**	5	\$500	
Exposed Struc: Steel	90%			LIFE	**			
Site Pavements								
On-Site Walkways								
Asphalt	100%			2037	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2038	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 225 Amperes</i>								
Transformers								
Dry Type	100%			2033	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 75 Kilovolt-ampere 480-208/120v</i>								
Raceway								
Conduit	100%			2038	**	1		

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR / BOTN GDN BARN OF BOTANY**

**Asset # : 13418**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Panelboards								
Fused Disc Sw	25%			2036	**	5		
Molded Case Bkrs	75%			2036	**	5	\$100	
Wiring								
Thermoplastic	100%			2038	**	1		
Motor Controllers								
Locally Mounted	100%			2033	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	50%			2028	\$5,100	10	\$2,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage</i>								
HID	50%			2028	\$19,200	10	\$100	
Egress Lighting								
Emergency, Battery	50%			2028	\$3,200	10	\$500	
Exit, Service	50%			2028	\$600	1		
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2028	\$48,600	1-3	\$2,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Station And Alarm Bells</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Electricity	25%			2048	**	1		
Natural Gas	75%			2048	**	1		
Conversion Equipment								
Furnace	75%			2028	\$7,800	1	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : One Unit</i>								
Radiant Heater	25%			2023	\$19,500	2	\$500	
Air Conditioning								
Energy Source								
Electricity	25%			2044	**	1		
No Component	75%							

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR / BOTN GDN BARN OF BOTANY**

**Asset # : 13418**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
Conversion Equipment								
	Interior Pkg Unit - Cooling	25%			2022	\$41,100	2	\$100
<i>R-22 Refrigerant, Extent : Light, Area Affected : 25%</i>								
<i>Location : 1 Unit On Top Of Office</i>								
	No Component	75%						
<b>Distribution</b>								
	Ductwork/Diffusers	25%			LIFE	**	2	\$1,500
	No Component	75%						
<b>Ventilation</b>								
Exhaust Fans								
	Wall Unit	25%			2028	\$400	2	
	No Component	75%						
<b>Plumbing</b>								
H/C Water Piping								
	Brass/Copper	100%			2038	**	1	
Water Heater								
	Electric	25%			2023	\$1,000	4	
	No Component	75%						
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Backflow Preventer								
	Generic	100%			2028	\$1,100	1	\$300
Fixtures								
	Generic	100%						

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : SNUG HARBOR CULT CNTR / BOTN GDN CARL GRILLO GLASS HOUSE  
**Address** : 1000 RICHMOND TERRACE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DCA0039.020 / 13419 **Yr Built/Renovated** : 1999 /  
**Area Sq Ft** : 2,400 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 18-Jul-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$51,500	
<b>Total</b>	<b>\$51,500</b>	
Importance Code A	\$51,500	
<b>Total</b>	<b>\$51,500</b>	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$20,200			
Interior Architecture	\$700			
Electrical				
Mechanical	\$200	\$200	\$10,700	\$300
<b>Total</b>	<b>\$21,200</b>	<b>\$200</b>	<b>\$10,700</b>	<b>\$300</b>
Importance Code A	\$20,300	\$100	\$100	\$100
Importance Code B	\$900	\$100	\$10,600	\$100
<b>Total</b>	<b>\$21,200</b>	<b>\$200</b>	<b>\$10,700</b>	<b>\$300</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR / BOTN GDN CARL GRILLO GLASS HOUSE**

**Asset # : 13419**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>	
<b>Exterior</b>									
<b>Exterior Walls</b>									
Cast in Place Concrete	30%			LIFE	**	5	\$6,100		
Glass: Special Gauge	55%	2-4	\$51,500	LIFE	**	1			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Various</i>									
<i>Explanation : Rusting Members Of Green House Framing</i>									
Masonry: Brick	15%	4+	\$1,000	LIFE	**	5	\$600		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Front Of Brick Building Above Door</i>									
<b>Windows</b>									
Aluminum	5%			2044	**	5			
Metal Louvers	5%	2-4		2037	**				
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
No Component	90%								
<b>Roof</b>									
Slate	10%	2-4	\$300	LIFE	**				
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Roof</i>									
Sloped Glazing	90%	0-2	\$18,900	LIFE	**	5	\$20,700		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<b>Interior</b>									
<b>Floors</b>									
Cast in Place Concrete	20%	2-4	\$200	LIFE	**	5	\$400		
<i>Misaligned/Bulging, Extent : Light, Area Affected : 10%</i>									
<i>Location : Entrances To Each Wing From Rotunda</i>									
Panel/Paver: Cer/Brk	20%	2-4	\$500	2036	**	5	\$200		
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
No Component	60%								
<b>Ceilings</b>									
Gypsum Board	10%	4+	\$100	LIFE	**	5	\$100		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
No Component	90%								
<b>Site Pavements</b>									
<b>On-Site Walkways</b>									
Pavers/Stone	100%			2037	**				

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR / BOTN GDN CARL GRILLO GLASS HOUSE**

**Asset # : 13419**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2038	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical/ Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 200 Amperes</i>								
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Molded Case Bkrs	100%			2036	**	5	\$100	
Wiring								
Thermoplastic	100%			2038	**	1		
Motor Controllers								
Locally Mounted	100%			2033	**	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	10%			2028	\$500	10	\$200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
HID	90%			2028	\$18,400	10	\$100	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2038	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2033	**	1	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : (2) Gas Fired Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2036	**	4	\$100	
Terminal Devices								
Convactor/Radiator	70%			2026	\$8,800	1	\$500	
Fan Coil Unit/Heat	30%			2023	\$10,500	1	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Gas Fired	100%			2026	\$1,400	2		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR / BOTN GDN CARL GRILLO GLASS HOUSE**  
**Asset # : 13419**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	

Plumbing

Fixtures

Generic

100%

*Other Observation, Extent : Light, Area Affected : 100%**Location : Utility Room**Explanation : Slop Sink*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



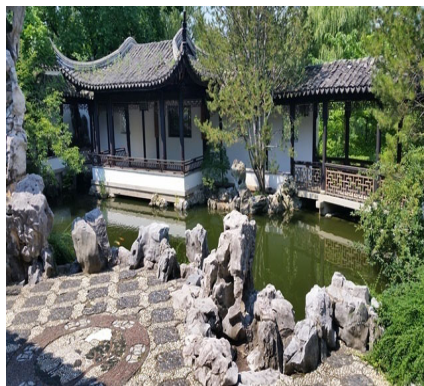
Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

Asset Name : SNUG HARBOR CULT CNTR / BOTN GDN CHINESE SCHOLARS GARDEN  
 Address : 1000 RICHMOND TERRACE  
 Borough : STATEN ISLAND Agency's Number : N/A  
 Program / Asset # : DCA0039.010 / 13388 Yr Built/Renovated : 1999 /  
 Area Sq Ft : 8,600 Project Type : CULTURAL AFFAIRS  
 Date of Survey : 19-Jul-2017 Landmark Status : NONE  
 Areas Surveyed : Roof, Floors OG  
 Block : 76 Lot : 200 BIN : 5113026

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$146,300	\$72,600
Interior Architecture	\$152,400	
<b>Total</b>	<b>\$298,600</b>	<b>\$72,600</b>
Importance Code A	\$146,300	\$72,600
Importance Code B	\$152,400	
<b>Total</b>	<b>\$298,600</b>	<b>\$72,600</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$9,100			\$1,100
Interior Architecture	\$1,500			
Electrical			\$200	\$100
Mechanical			\$2,600	
<b>Total</b>	<b>\$10,600</b>		<b>\$2,800</b>	<b>\$1,200</b>
Importance Code A	\$9,100		\$100	\$1,100
Importance Code B	\$1,500		\$2,700	\$100
<b>Total</b>	<b>\$10,600</b>		<b>\$2,800</b>	<b>\$1,200</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR / BOTN GDN CHINESE SCHOLARS GARDEN**

**Asset # : 13388**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	80%	4+	\$42,700	LIFE	**	5	\$72,600	
<i>Paint Peeling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Various</i>								
Wood	20%			2041	**	5	\$18,100	
<b>Windows</b>								
Wood	5%			2044	**	5	\$2,200	
No Component	95%							
<b>Roof</b>								
Clay Tile	100%	Now	\$103,600	2048	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%	Now	\$1,500	LIFE	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Panel/Paver: Cer/Brk	90%	Now	\$152,400	2044	**	5	\$14,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
Exposed Struc: Wood	100%			LIFE	**			
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Pavers/Stone	100%			2037	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2048	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 150 Amperes</i>								
<b>Transformers</b>								
Dry Type	100%			2041	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 75 Kilovolt-ampere 408hv-208/120lv</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR / BOTN GDN CHINESE SCHOLARS GARDEN**

**Asset # : 13388**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	50%			2048	**	5		
Molded Case Bkrs	50%			2048	**	5	\$100	
Raceway								
Conduit	100%			2048	**	1		
Panelboards								
Molded Case Bkrs	100%			2044	**	5	\$200	
Wiring								
Thermoplastic	100%			2048	**	1		
Motor Controllers								
Locally Mounted	100%			2033	**	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Incandescent	10%			2033	**	2		
LED	90%			2036	**			
Exterior Lighting								
HID	10%			2033	**	10		
LED	10%			2033	**			
No Component	80%							

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2023	\$2,400	4	\$300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : SNUG HARBOR CULT CNTR / BOTN GDN COTTAGE 5 - GIFT SHOP  
**Address** : 1000 RICHMOND TERRACE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DCA0039.050 / 13420 **Yr Built/Renovated** : 1885 / 2000  
**Area Sq Ft** : 2,664 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 19-Jul-2017 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Floors 1,2  
**Block** : 76 **Lot** : 200 **BIN** : 5113026

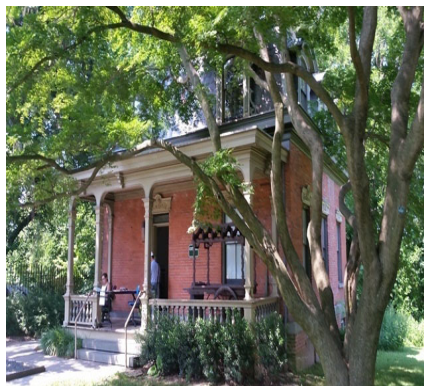
**CAPITAL**

**Total**

Importance Code

**Total**

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$200			
Interior Architecture	\$13,300			
Electrical	\$200	\$100	\$12,200	\$200
Mechanical	\$200	\$200	\$2,500	\$300
<b>Total</b>	<b>\$14,000</b>	<b>\$400</b>	<b>\$14,800</b>	<b>\$500</b>
Importance Code A	\$400	\$100	\$200	\$100
Importance Code B	\$12,600	\$200	\$14,600	\$400
Importance Code C	\$1,000			
<b>Total</b>	<b>\$14,000</b>	<b>\$400</b>	<b>\$14,800</b>	<b>\$500</b>



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR / BOTN GDN COTTAGE 5 - GIFT SHOP**

**Asset # : 13420**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Exterior</b>									
<b>Exterior Walls</b>									
Masonry: Brick	100%			LIFE	**	5	\$7,000		
<b>Windows</b>									
Wood	100%	4+	\$200	2044	**	5	\$700		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<b>Parapets</b>									
Wood Cornice	100%			2048	**	5-10			
<b>Roof</b>									
Copper/Terne	50%			2056	**	10	\$8,400		
Slate	50%			LIFE	**				
<b>Soffits</b>									
Wood	100%			2041	**	5			
<b>Interior</b>									
<b>Floors</b>									
Cast in Place Concrete	5%			LIFE	**	5	\$400		
Ceramic Tile	5%	2-4	\$400	2037	**	5	\$100		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Wood	90%	4+	\$11,900	2056	**	5	\$3,000		
<i>Deteriorated Finish, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<b>Interior Walls</b>									
Gypsum Board	100%	2-4	\$1,000	LIFE	**	5	\$2,600		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>									
<i>Location : Throughout</i>									
<b>Ceilings</b>									
Gypsum Board	100%			LIFE	**	5	\$4,400		
<b>Site Enclosure</b>									
<b>Fence/Gates</b>									
Iron Picket	100%			2048	**				
<b>Site Pavements</b>									
<b>On-Site Walkways</b>									
Pavers/Stone	100%			2037	**				

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Under 600 Volts</b>									
<b>Service Equipment</b>									
Molded Case Bkrs	100%			2038	**	5	\$100		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : No Available Nameplate Rating Capacity</i>									
<b>Raceway</b>									
Conduit	100%			2038	**	1			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR / BOTN GDN COTTAGE 5 - GIFT SHOP**  
**Asset # : 13420**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2036	**	5	\$100	
Wiring								
Thermoplastic	100%			2038	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5		
Lighting								
Interior Lighting								
Fluorescent	25%			2028	\$1,700	10	\$600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Incandescent	70%			2023	\$11,000	2		
LED	5%			2033	**			
Egress Lighting								
Emergency, Battery	50%			2028	\$2,000	10	\$300	
Exit, Service	50%			2028	\$400	1		
Exterior Lighting								
Incandescent	10%			2023	\$1,000	2		
No Component	90%							
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2038	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2033	**	1	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2036	**	4	\$100	
Terminal Devices								
Convactor/Radiator	100%			2033	**	1	\$900	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR / BOTN GDN COTTAGE 5 - GIFT SHOP**

**Asset # : 13420**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
Conversion Equipment								
	Window/Wall Unit	10%			2023	\$600	1	
	No Component	90%						
<b>Plumbing</b>								
H/C Water Piping								
	Brass/Copper	100%			2038	**	1	
Water Heater								
	Gas Fired	100%			2023	\$1,700	2	
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : SNUG HARBOR CULT CNTR/ BOTN GDN BLDG C - NEWHOUSE CENTER  
**Address** : 1000 RICHMOND TERRACE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DCA0024.030 / 2414 **Yr Built/Renovated** : 1833 /  
**Area Sq Ft** : 21,400 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 11-Jul-2017 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,att  
**Block** : 76 **Lot** : 200 **BIN** : 5113026

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$2,616,600	
Interior Architecture	\$1,371,400	
Electrical	\$456,300	\$81,800
Mechanical		\$362,900
Site Pavements	\$132,300	
<b>Total</b>	<b>\$4,576,500</b>	<b>\$444,800</b>
Importance Code A	\$2,616,600	
Importance Code B	\$1,656,700	\$444,800
Importance Code C	\$303,200	
<b>Total</b>	<b>\$4,576,500</b>	<b>\$444,800</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$7,200			
Interior Architecture				
Electrical	\$31,300	\$600	\$5,900	\$700
Mechanical	\$4,400	\$2,600	\$4,900	\$2,200
Site Enclosure	\$31,900			
Site Pavements	\$28,500			
<b>Total</b>	<b>\$103,400</b>	<b>\$3,200</b>	<b>\$10,800</b>	<b>\$2,900</b>
Importance Code A	\$7,200			
Importance Code B	\$67,600	\$3,200	\$10,800	\$2,900
Importance Code C	\$28,500			
<b>Total</b>	<b>\$103,400</b>	<b>\$3,200</b>	<b>\$10,800</b>	<b>\$2,900</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR/ BOTN GDN BLDG C - NEWHOUSE CENTER**

**Asset # : 2414**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$1,138,800	LIFE	**	5	\$33,300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Corners</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	25%	Now	\$687,300	LIFE	**	5	\$8,300	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : North Facade</i>								
Windows								
Wood	100%	2-4	\$194,700	2053	**	5	\$30,600	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Rail	5%	4+	\$1,900	2041	**	5	\$1,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Wood Cornice	95%	Now	\$142,500	2058	**	5	\$17,600	1
<i>Deteriorated Finish, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR/ BOTN GDN BLDG C - NEWHOUSE CENTER**

**Asset # : 2414**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Metal Panel	8%	2-4	\$5,300	2041	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	10%	2-4	\$40,000	2038	**			2
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	80%	0-2	\$373,200	2038	**			
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Roof</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Second Floor</i>								
Skylight, Metal/Glass	2%			2048	**	10	\$1,700	
Soffits								
Masonry: Limestone	100%	2-4	\$40,100	LIFE	**	5	\$600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Entrance</i>								
Interior								
Floors								
Wood	50%	Now	\$687,600	2068	**	5	\$17,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Basement</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Wood	50%	4+	\$275,000	2063	**	5	\$17,200	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 90%</i>								
<i>Location : 1st Floor</i>								
Interior Walls								
Plaster	50%	Now	\$171,000	LIFE	**	5	\$5,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement And Throughout</i>								
Plaster	50%			LIFE	**	5	\$5,600	
Ceilings								
Plaster	20%	0-2	\$73,600	LIFE	**	5	\$4,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Plaster	30%	Now	\$164,200	LIFE	**	5	\$6,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Plaster	50%			LIFE	**	5	\$11,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Site Enclosure</b>								
Retaining Walls								
Masonry: Brick	100%	2-4	\$31,900	2054		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Various</i>								
<hr/>								
<b>Site Pavements</b>								
On-Site Walkways								
Masonry: Granite	50%	2-4	\$132,300	LIFE		**		
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Entrance Steps</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Entrance Steps</i>								
Pavers/Stone	50%	2-4	\$28,500	2041		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Switchgear / Switchboard								
Fused Knife Sw	100%	0-2	\$83,200	2058		**	5	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Obsolete Equipment And On Extended Life</i>								
Raceway								
Conduit	90%			2028	\$36,000	1		
Conduit	10%			2038	**	1		
Panelboards								
Fused Toggle Switch	90%	0-2	\$30,500	2053		**	5	\$200
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Molded Case Bkrs	10%			2036	**	5	\$100	
Wiring								
Braided Cloth	90%	2-4	\$52,600	2053		**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2038	**	1		
<b>Lighting</b>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR/ BOTN GDN BLDG C - NEWHOUSE CENTER**

**Asset # : 2414**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**Lighting**

Interior Lighting

Fluorescent	10%			2023	\$45,800	10	\$2,300	
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*T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

Fluorescent	10%			2028	\$45,800	10	\$2,300	
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*Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%*

*Location : Hallways*

Incandescent	60%			2023	\$274,800	2	\$300	
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LED	20%			2036	* *			
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Egress Lighting

Emergency, Battery	50%			2033	* *	10	\$3,000	
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Exit, Service	50%			2033	* *	1		
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**Alarm**

Security System

No Component	70%							
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Generic	30%			2033	* *	1	\$2,400	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Hallways*

*Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component	70%							
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Generic, Digital	30%			2033	* *	1-3	\$4,100	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Hallways*

*Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns*

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**Heating**

Energy Source

Plant Campus Steam / PRV	100%			2038	* *	1		
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Building L*

*Explanation : Steam From Power House*

Distribution

Steam Piping/Pump	100%			2038	* *			
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Terminal Devices

Convactor/Radiator	100%			2026	\$139,700	1	\$7,900	
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**Plumbing**

H/C Water Piping

Galvanized Steel	100%			2026	\$114,500	1		
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Sanitary Piping

Cast Iron	100%			LIFE	* *	1		
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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR/ BOTN GDN BLDG C - NEWHOUSE CENTER**

**Asset # : 2414**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Plumbing								
Storm Drain Piping Cast Iron	100%	Now	\$2,700	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Side Yard, Roof Gutters</i>								
Fire Suppression								
Standpipe Generic	100%			2028	\$108,700	1-5	\$12,400	
Sprinkler Generic	100%			2038	**	1-2	\$6,900	

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : SNUG HARBOR CULT CNTR/ BOTN GDN BLDG D  
**Address** : 1000 RICHMOND TERRACE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DCA0024.040 / 2390 **Yr Built/Renovated** : 1840 / 2013  
**Area Sq Ft** : 22,400 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 11-Jul-2017 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Floors 1,2  
**Block** : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$695,100	\$39,900
Mechanical		\$222,600
<b>Total</b>	<b>\$695,100</b>	<b>\$262,400</b>
Importance Code A	\$695,100	\$39,900
Importance Code B		\$222,600
<b>Total</b>	<b>\$695,100</b>	<b>\$262,400</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$600	
Interior Architecture	\$1,800	\$700	\$23,500	\$900
Electrical	\$2,000	\$1,500	\$18,900	\$2,200
Mechanical	\$8,500	\$4,000	\$7,200	\$4,400
Site Pavements	\$4,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$20,500</b>	<b>\$10,200</b>	<b>\$54,100</b>	<b>\$11,500</b>
Importance Code A			\$900	
Importance Code B	\$15,400	\$10,200	\$53,200	\$11,500
Importance Code C	\$5,100			
<b>Total</b>	<b>\$20,500</b>	<b>\$10,200</b>	<b>\$54,100</b>	<b>\$11,500</b>



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR/ BOTN GDN BLDG D**

**Asset # : 2390**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%	0-2	\$502,200	LIFE	**	5	\$29,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various</i>								
Masonry: Limestone	20%	2-4	\$90,900	LIFE	**	5	\$5,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Front Elevation</i>								
Windows								
Wood	2%			2053	**	5	\$1,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	98%	2-4	\$58,600	2036	**	5	\$30,600	
<i>Crwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Outside Finish</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Rail	100%			2045	**	5-10	\$65,700	
Roof								
Copper/Terne	80%			2063	**	10	\$43,500	
Modified Bitumen	20%			2036	**	10	\$4,300	
Interior								
Floors								
Carpet	5%			2027	\$21,300	3	\$2,900	
Ceramic Tile	5%			2037	**	5	\$1,500	
Vinyl Tile	5%			2036	**	3	\$700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	85%			2063	**	5	\$46,900	
Interior Walls								
Ceramic Tile	5%			2041	**	5	\$1,700	
Gypsum Board	20%			LIFE	**	5	\$4,200	
Plaster	75%			LIFE	**	5	\$7,800	
Ceilings								
Plaster	100%			LIFE	**	5	\$18,400	
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%	4+	\$4,200	2037	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Various</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 30%</i>								
<i>Location : Various</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR/ BOTN GDN BLDG D**

**Asset # : 2390**

Electrical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
<b>Under 600 Volts</b>							
Service Equipment							
Molded Case Bkrs	100%			2048	**	5	\$600
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Electrical Room</i>					
		<i>Explanation : Main Service Disconnect Switch Rated At 350 Amperes.</i>					
<hr/>							
Switchgear / Switchboard							
Molded Case Bkrs	100%			2048	**	5	\$600
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Electrical Room</i>					
		<i>Explanation : 1- Vertical Section</i>					
<hr/>							
Raceway							
Conduit	100%			2048	**	1	
<hr/>							
Panelboards							
Fused Disc Sw	5%			2044	**	5	
Molded Case Bkrs	95%			2044	**	5	\$600
<hr/>							
Wiring							
Thermoplastic	100%			2048	**	1	
<hr/>							
Motor Controllers							
Locally Mounted	100%			2041	**	5	\$200
<hr/>							
<b>Ground</b>							
Grounding Devices							
Not Accessible	100%						
<hr/>							
<b>Lighting</b>							
Interior Lighting							
Fluorescent	10%			2033	**	10	\$2,100
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Offices</i>					
<hr/>							
Fluorescent	60%			2033	**	10	\$12,300
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Throughout The Building</i>					
<hr/>							
Incandescent	30%			2033	**	2	\$200
<hr/>							
Egress Lighting							
Emergency, Battery	50%			2033	**	10	\$2,400
Exit, Service	50%			2033	**	1	
<hr/>							
Exterior Lighting							
Incandescent	10%			2033	**	2	
No Component	90%						
<hr/>							
<b>Alarm</b>							
Security System							
No Component	70%						
Generic	30%			2033	**	1	\$2,500
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Hallways</i>					
		<i>Explanation : CCTV Surveillance Cameras</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF CULTURAL AFFAIRS - 126  
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG D**

**Asset # : 2390**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**Alarm**

Fire/Smoke Detection  
Generic, Digital

100%

2033

\*\*

1-3

\$14,200

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : Strobe Lights, Manual Pull Station , Alarm Bells, Smoke Detectors And Horns*

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**Heating**

Energy Source  
Plant Campus Steam /  
PRV

100%

2038

\*\*

1

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Building L*

*Explanation : Steam From Power House*

**Distribution**

Steam Piping/Pump

100%

2048

\*\*

**Terminal Devices**

Convactor/Radiator

100%

2033

\*\*

1

\$7,200

**Air Conditioning**

Energy Source  
Electricity

100%

2036

\*\*

1

**Conversion Equipment**

Centrifugal, Elec Chiller

75%

2037

\*\*

1

\$18,200

*R-22 Refrigerant, Extent : Light, Area Affected : 100%*

*Location : One Unit In Basement*

Interior Pkg Unit -  
Cooling

25%

2029

\$222,600

2

\$300

*Other Observation, Extent : Light, Area Affected : 25%*

*Location : Basement*

*Explanation : 2 Units. R-410a*

**Distribution**

CW & CHW Wtr  
Pipe/Pump

75%

2048

\*\*

4

\$800

No Component

25%

**Terminal Devices**

Fan Coil - 2 Pipe

75%

2033

\*\*

1

\$5,400

No Component

25%

**Heat Rejection**

Air Cooled Condenser  
Unit

75%

2033

\*\*

2

\$11,700

No Component

25%

**Ventilation**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR/ BOTN GDN BLDG D**

**Asset # : 2390**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	70%			LIFE	**	2-5	\$8,700
	No Component	30%						
<b>Exhaust Fans</b>								
	Interior	70%			2033	**	2	\$500
	Roof	30%			2028	\$11,900	2	\$200
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%			2038	**	1	
<b>Water Heater</b>								
	Electric	100%			2026	\$21,000	4	\$200
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>								
	Cast Iron	100%	Now	\$2,500	LIFE	**	1	
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Side Yard And Gutters</i>								
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								
<b>Elevators</b>								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement, L, 1, 2, 3 Floor</i>								
<i>Explanation : 1 Unit</i>								
<b>Fire Suppression</b>								
<b>Sprinkler</b>								
	Generic	100%			2048	**	1-2	\$6,300

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : SNUG HARBOR CULT CNTR/ BOTN GDN BLDG E  
**Address** : 1000 RICHMOND TERRACE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DCA0024.050 / 2391 **Yr Built/Renovated** : 1879 / 2013  
**Area Sq Ft** : 24,448 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 11-Jul-2017 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Floors 1,2,3,att  
**Block** : 76 **Lot** : 200 **BIN** : 5113026

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture		\$47,000
Interior Architecture	\$2,218,000	
Mechanical	\$622,500	
<b>Total</b>	<b>\$2,840,500</b>	<b>\$47,000</b>
Importance Code A		\$47,000
Importance Code B	\$2,496,400	
Importance Code C	\$344,200	
<b>Total</b>	<b>\$2,840,500</b>	<b>\$47,000</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture			\$40,400	\$13,300
Interior Architecture				
Electrical	\$28,800	\$100	\$100	\$200
Mechanical	\$9,500	\$1,200	\$1,700	\$1,200
Site Pavements	\$7,400			
<b>Total</b>	<b>\$45,700</b>	<b>\$1,400</b>	<b>\$42,200</b>	<b>\$14,800</b>
Importance Code A			\$40,400	\$13,300
Importance Code B	\$38,300	\$1,400	\$1,800	\$1,400
Importance Code C	\$7,400			
<b>Total</b>	<b>\$45,700</b>	<b>\$1,400</b>	<b>\$42,200</b>	<b>\$14,800</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR/ BOTN GDN BLDG E**

**Asset # : 2391**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
Exterior Walls								
Cast Iron	2%			LIFE	**			
Masonry: Brick	70%			LIFE	**	5	\$24,800	
Masonry: Granite	5%			LIFE	**	5	\$1,300	
Masonry: Limestone	23%			LIFE	**	5	\$6,100	
Windows								
Wood	100%			2053	**	5	\$69,100	
Parapets								
Metal Cornice	50%			2063	**	10	\$5,800	
Wood Cornice	50%			2054	**	5-10	\$23,700	
Roof								
Copper/Terne	100%			2068	**	10	\$47,000	
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
<b>Interior</b>								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$4,100	
Wood	95%	Now	\$1,320,600	2068	**	5	\$33,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Building Is Not Occupied</i>								
Interior Walls								
Plaster	100%	Now	\$344,200	LIFE	**	5	\$11,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ceilings								
Plaster	100%	Now	\$553,200	LIFE	**	5	\$23,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Second Floor</i>								
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%			2048	**			
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%	4+	\$7,400	2041	**			
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126  
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG E**

**Asset # : 2391**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	10%			2038	**	1		
No Component	90%							
<b>Panelboards</b>								
Fused Disc Sw	5%			2036	**	5		
Molded Case Bkrs	5%			2036	**	5		
No Component	90%							
<b>Wiring</b>								
Thermoplastic	10%			2038	**	1		
No Component	90%							
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	5%			2028	\$22,800	10	\$1,100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Incandescent	5%			2028	\$22,800	2		
No Component	90%							
<b>Alarm</b>								
<b>Fire/Smoke Detection</b>								
No Component	90%							
Generic, Analog	10%	Now	\$28,700	2038	**	1-3	\$1,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Not Functional</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Plant Campus Steam / PRV	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building L</i>								
<i>Explanation : Steam Comes From Power House. This Building Is Not Occupied</i>								
<b>Distribution</b>								
Steam Piping/Pump	100%	0-2	\$114,900	2058	**			
<i>Corroded, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout Basement</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Basement</i>								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126  
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG E**

**Asset # : 2391**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Terminal Devices								
Convactor/Radiator	100%	0-2	\$139,100	2048	**	1	\$7,100	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Antique Radiators - Original Equipment</i>					
<b>Air Conditioning</b>								
Energy Source								
District Chilled Water	100%			2048	**	1		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : District Chilled Water Has Been Piped Into Building For Future Construction</i>					
<b>Plumbing</b>								
H/C Water Piping								
Galvanized Steel	100%	0-2	\$114,000	2048	**	1		
			<i>Corroded, Extent : Moderate, Area Affected : 70%</i>					
			<i>Location : Basement Level</i>					
			<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Sanitary Piping								
Cast Iron	100%	Now	\$9,500	LIFE	**	1		
			<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : South Outside Of The Building</i>					
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
			<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
<b>Fire Suppression</b>								
Sprinkler								
Generic	100%	Now	\$254,500	2058	**	1-2	\$5,900	
			<i>Corroded, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Obsolete System.</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : SNUG HARBOR CULT CNTR/ BOTN GDN BLDG F  
**Address** : 1000 RICHMOND TERRACE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DCA0024.060 / 2392 **Yr Built/Renovated** : 1877 /  
**Area Sq Ft** : 26,684 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 13-Jul-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Floors 1,2,att  
**Block** : 76 **Lot** : 200 **BIN** : 5113026

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$482,500	\$595,200
Interior Architecture	\$265,900	
Electrical		\$508,400
Mechanical		\$134,000
<b>Total</b>	<b>\$748,400</b>	<b>\$1,237,500</b>
Importance Code A	\$482,500	\$595,200
Importance Code B	\$212,900	\$642,400
Importance Code C	\$53,000	
<b>Total</b>	<b>\$748,400</b>	<b>\$1,237,500</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$17,700		\$16,300	
Interior Architecture	\$22,100	\$1,100		\$5,400
Electrical	\$2,000	\$2,300	\$25,700	\$1,800
Mechanical	\$4,300	\$4,100	\$14,500	\$5,200
<b>Total</b>	<b>\$45,900</b>	<b>\$7,500</b>	<b>\$56,500</b>	<b>\$12,500</b>
Importance Code A	\$17,700		\$16,300	
Importance Code B	\$14,500	\$7,500	\$40,100	\$12,500
Importance Code C	\$13,800			
<b>Total</b>	<b>\$45,900</b>	<b>\$7,500</b>	<b>\$56,500</b>	<b>\$12,500</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126  
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG F**

**Asset # : 2392**

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick	100%			LIFE	**	5	\$41,700		
Windows									
Aluminum	5%	Now	\$17,700	2053	**	5	\$200		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Sub-cellar</i>									
Wood	95%	Now	\$225,000	2053	**	5	\$38,400	1	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 30%</i>									
<i>Location : Various</i>									
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Parapets									
Metal Cornice	50%			2056	**	10	\$9,100		
Wood Cornice	50%			2038	**	5-10	\$37,200		
Roof									
Single Ply Membrane	100%	Now	\$257,500	2028	\$515,000				
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 70%</i>									
<i>Location : Throughout</i>									
Interior									
Floors									
Carpet	15%			2027	\$89,300	3	\$13,400		
Ceramic Tile	5%			2037	**	5	\$2,200		
Vinyl Tile	37%	Now	\$146,800	2038	**	3	\$6,200		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : South Exit And Throughout</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : South Exit And Throughout</i>									
Wood	43%	Now	\$66,200	2043	**	5	\$18,000		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 70%</i>									
<i>Location : 2nd Floor</i>									
Interior Walls									
Ceramic Tile	5%			2041	**	5	\$2,200		
Gypsum Board	15%			LIFE	**	5	\$3,900		
Masonry: Brick	10%	Now	\$53,000	LIFE	**				
<i>Spalling, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Sub-basement</i>									
Plaster	70%	Now	\$12,700	LIFE	**	5	\$9,100		
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : South Exit, Throughout</i>									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF CULTURAL AFFAIRS - 126  
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG F**

**Asset # : 2392**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**Interior**

**Ceilings**

AcousTileConcealSpLn	60%			2045	**	5	\$33,600	
Plaster	40%	4+	\$4,900	LIFE	**	5	\$11,200	

*Water Penetration, Extent : Moderate, Area Affected : 2%*

*Location : 1st Floor*

**Site Enclosure**

**Retaining Walls**

Masonry: Fieldstone	100%			2048	**			
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**Site Pavements**

**On-Site Walkways**

Pavers/Stone	100%			2037	**			
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<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**Under 600 Volts**

**Raceway**

Conduit	50%			2038	**	1		
Conduit	50%			2054	**	1		

**Panelboards**

Fused Disc Sw	5%			2050	**	5		
Molded Case Bkrs	45%			2036	**	5	\$300	
Molded Case Bkrs	50%			2050	**	5	\$400	

**Wiring**

Thermoplastic	50%			2054	**	1		
Thermoplastic	50%			2038	**	1		

**Motor Controllers**

Locally Mounted	70%			2045	**	5	\$100	
Variable Frequency Drive	30%			2045	**			

**Lighting**

**Interior Lighting**

Fluorescent	25%			2028	\$128,100	10	\$6,900	
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*T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%*

*Location : 2nd Floor*

Fluorescent	8%			2028	\$41,000	10	\$2,200	
Fluorescent	55%			2036	**	10	\$15,100	

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%*

*Location : Throughout The Building*

Incandescent	10%			2028	\$51,200	2	\$100	
LED	2%			2036	**			

**Egress Lighting**

Emergency, Battery	10%			2036	**	10	\$700	
Emergency, Battery	40%			2023	\$16,800	10	\$2,900	
Exit, LED	10%			2063	**	1		
Exit, Service	40%			2023	\$4,200	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126  
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG F**

**Asset # : 2392**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**Lighting**

Exterior Lighting

HID	10%			2028	\$10,500	10		
LED	10%			2036	**			
No Component	80%							

**Alarm**

Security System

No Component	70%							
Generic	30%			2028	\$25,200	1	\$3,000	

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Hallways*

*Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital	100%			2028	\$288,100	1-3	\$16,400	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns*

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**Heating**

Energy Source

Plant Campus Steam / PRV	100%			2038	**	1		
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Building L*

*Explanation : Steam From Power House*

Conversion Equipment

Heat Exchanger, Shell & Tube	100%			2041	**			
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement*

*Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump	100%			2036	**	4	\$1,500	
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Terminal Devices

Air Handler	60%			2036	**	1	\$11,100	
Convactor/Radiator	40%			2026	\$62,500	1	\$3,900	

**Air Conditioning**

Energy Source

District Chilled Water	25%			2038	**	1		
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*Other Observation, Extent : Light, Area Affected : 25%*

*Location : Building L*

*Explanation : Chilled Water From Adjacent Building*

Electricity	75%			2036	**	1		
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR/ BOTN GDN BLDG F**

**Asset # : 2392**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Campus Chilled Water	25%			2031	**			
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : Building L</i>								
<i>Explanation : Chilled Water From Adjacent Building</i>								
Window/Wall Unit	10%			2023	\$6,100	1		
No Component	65%							
Distribution								
CW & CHW Wtr	25%			2054	**	4	\$600	
Pipe/Pump								
No Component	75%							
Terminal Devices								
Air Handler/Cool/Ht	15%	Now	\$900	2036	**	1	\$2,500	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : In The Unit In The Attic, Both Coils Leak.</i>								
Fan Coil - 2 Pipe	10%			2036	**	1	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 8 Units</i>								
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	25%			LIFE	**	2-5	\$4,200	
No Component	75%							
Exhaust Fans								
Interior	35%			2036	**	2	\$300	
No Component	65%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Gas Fired	100%			2027	\$17,800	2	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2036	**	4	\$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  
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG F**

**Asset # : 2392**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement - 2nd Floor</i>					
			<i>Explanation : 1 New Unit</i>					
Fire Suppression	Standpipe							
	Generic	100%			2038	**	1-5	\$15,100
	Sprinkler							
	Generic	25%			2028	\$71,500	1-2	\$2,100
	Generic	75%			2054	**	1-2	\$6,300
Chemical System	Generic	100%			2027	\$27,200	1-3	\$4,000
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : 3 Sets</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : SNUG HARBOR CULT CNTR/ BOTN GDN BLDG H - VISITORS CENTER  
**Address** : 1000 RICHMOND TERRACE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DCA0024.080 / 2393 **Yr Built/Renovated** : 1876 / 2000  
**Area Sq Ft** : 26,684 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 12-Jul-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2,att  
**Block** : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$704,700	\$77,800
Interior Architecture	\$839,700	
Electrical	\$45,700	
Mechanical		\$253,800
<b>Total</b>	<b>\$1,590,100</b>	<b>\$331,600</b>
Importance Code A	\$704,700	\$77,800
Importance Code B	\$717,800	\$253,800
Importance Code C	\$167,700	
<b>Total</b>	<b>\$1,590,100</b>	<b>\$331,600</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,100			
Interior Architecture	\$12,500			\$5,100
Electrical	\$2,300	\$1,500	\$12,000	\$2,000
Mechanical	\$2,400	\$3,000	\$15,400	\$6,300
<b>Total</b>	<b>\$20,300</b>	<b>\$4,500</b>	<b>\$27,500</b>	<b>\$13,400</b>
Importance Code A	\$3,100			
Importance Code B	\$8,900	\$4,500	\$27,500	\$13,400
Importance Code C	\$8,200			
<b>Total</b>	<b>\$20,300</b>	<b>\$4,500</b>	<b>\$27,500</b>	<b>\$13,400</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR/ BOTN GDN BLDG H - VISITORS CENTER**

**Asset # : 2393**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$37,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior</i>								
Masonry: Granite	5%			LIFE	**	5	\$1,600	
Metal Panel	5%	2-4	\$3,100	2038	**	5	\$3,900	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Windows								
Wood	100%	2-4	\$234,700	2053	**	5	\$40,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout And Exterior Of Windows</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Interior</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Wood Cornice	100%	Now	\$134,600	2058	**	5	\$18,100	1
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Roof Perimeter</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%	0-2	\$335,300	2038	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Beyond Its Useful Life</i>								
Interior								
Floors								
Carpet	15%			2027		3	\$12,900	
Ceramic Tile	5%			2041	**	5	\$2,100	
Panel/Paver: Cer/Brk	15%	4+	\$126,400	2050	**	5	\$7,300	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Basement</i>								
Vinyl Tile	35%	Now	\$133,300	2038	**	3	\$5,600	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	30%	4+	\$133,000	2056	**	5	\$12,100	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 2nd Floor</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR/ BOTN GDN BLDG H - VISITORS CENTER**

**Asset # : 2393**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Gypsum Board	15%	2-4	\$8,200	LIFE	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	10%	4+	\$88,500	LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Explanation : Pointing Needed</i>								
Plaster	75%	Now	\$79,200	LIFE	**	5	\$9,500	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%			2045	**	5	\$2,100	
Plaster	95%	Now	\$279,300	LIFE	**	5	\$25,500	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Site Enclosure</b>								
<b>Retaining Walls</b>								
Masonry: Fieldstone	100%			2048	**			
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Pavers/Stone	100%			2037	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	80%			2038	**	1		
Conduit	20%			2054	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2036	**	5		
Molded Case Bkrs	75%			2036	**	5	\$500	
Molded Case Bkrs	20%			2050	**	5	\$100	
<b>Wiring</b>								
Thermoplastic	80%			2038	**	1		
Thermoplastic	20%			2054	**	1		

**Lighting**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR/ BOTN GDN BLDG H - VISITORS CENTER**

**Asset # : 2393**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	85%			2036	**	10	\$20,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	3%			2036	**	10	\$700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Incandescent	10%			2023	\$45,700	2	\$100	
LED	2%			2036	**			
<b>Egress Lighting</b>								
Emergency, Battery	50%			2036	**	10	\$3,200	
Exit, Service	50%			2036	**	1		
<b>Exterior Lighting</b>								
HID	10%			2023	\$10,500	10		
No Component	90%							
<b>Alarm</b>								
Fire/Smoke Detection Generic, Digital	100%			2036	**	1-3	\$16,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Plant Campus Steam / PRV	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building L</i>								
<i>Explanation : Steam From Power House</i>								
Distribution Central Plant Steam Piping/Pmp	100%			2038	**	4	\$2,000	
Terminal Devices Convactor/Radiator	100%			2026	\$139,500	1	\$8,600	
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2036	**	1		
Conversion Equipment Window/Wall Unit	25%			2023	\$13,600	1		
No Component	75%							
<b>Plumbing</b>								
H/C Water Piping Galvanized Steel	100%			2026	\$114,300	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**  
**SNUG HARBOR CULT CNTR/ BOTN GDN BLDG H - VISITORS CENTER**

**Asset # : 2393**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Standpipe							
	Generic	100%			2054	**	1-5	\$13,900
	Sprinkler							
	Generic	100%			2038	**	1-2	\$7,500

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : SNUG HARBOR CULT CNTR/ BOTN GDN BLDG K - MATRONS HOUSE  
**Address** : 1000 RICHMOND TERRACE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DCA0024.100 / 2242 **Yr Built/Renovated** : 1894 / 2013  
**Area Sq Ft** : 4,500 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 12-Jul-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 76 **Lot** : 200 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$36,400	
Interior Architecture	\$205,700	
<b>Total</b>	<b>\$242,200</b>	
Importance Code A	\$36,400	
Importance Code B	\$205,700	
<b>Total</b>	<b>\$242,200</b>	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$4,200			
Interior Architecture	\$35,900			
Electrical				
Mechanical	\$900	\$400	\$1,300	\$300
Site Pavements	\$29,100			
<b>Total</b>	<b>\$70,100</b>	<b>\$400</b>	<b>\$1,300</b>	<b>\$400</b>
Importance Code A	\$4,400	\$200	\$200	\$200
Importance Code B	\$900	\$200	\$1,000	\$200
Importance Code C	\$64,800			
<b>Total</b>	<b>\$70,100</b>	<b>\$400</b>	<b>\$1,300</b>	<b>\$400</b>



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR/ BOTN GDN BLDG K - MATRONS HOUSE**

**Asset # : 2242**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$14,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Facade</i>								
Windows								
Wood	100%	2-4	\$36,400	2044	**	5	\$12,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exterior</i>								
<i>Explanation : Painted Exterior Window Elements</i>								
Roof								
Copper/Terne	100%			2056	**	10	\$29,800	
Soffits								
Wood	100%	4+	\$4,200	2045	**	5	\$1,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Front Entrance</i>								
Interior								
Floors								
Ceramic Tile	5%			2041	**	5	\$300	
Wood	95%	Now	\$205,700	2068	**	5	\$5,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Various</i>								
Interior Walls								
Gypsum Board	85%			LIFE	**	5	\$4,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Interior</i>								
Masonry: Brick	10%	0-2	\$32,900	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Basement</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Basement</i>								
Masonry: Fieldstone	5%	4+	\$2,800	LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Repointing</i>								
Ceilings								
Gypsum Board	100%			LIFE	**	5	\$7,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Interior</i>								
Site Pavements								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR/ BOTN GDN BLDG K - MATRONS HOUSE**

**Asset # : 2242**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

Site Pavements

On-Site Walkways  
Pavers/Stone

100% 2-4 \$29,100 2041 \* \*  
*Broken/Missing Elements, Extent : Moderate, Area Affected : 50%*  
*Location : Various*

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

Under 600 Volts

Service Equipment  
Fused Disc Sw

100% 2054 \* \* 5  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement*  
*Explanation : Main Service Disconnect Switch Rated At 100 Amperes*

Raceway

Conduit

100% 2054 \* \* 1

Panelboards

Molded Case Bkrs

100% 2050 \* \* 5 \$100

Wiring

Thermoplastic

100% 2054 \* \* 1

Lighting

Interior Lighting

Fluorescent

5% 2036 \* \* 10 \$200  
*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%*  
*Location : Hallways*

Incandescent

95% 2036 \* \* 2 \$100

Egress Lighting

Emergency, Battery

50% 2036 \* \* 10 \$500

Exit, Service

50% 2036 \* \* 1

Exterior Lighting

Incandescent

5% 2036 \* \* 2

No Component

95%

Alarm

Fire/Smoke Detection

Under Construction

100%

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

Heating

Energy Source

Natural Gas

100% 2048 \* \* 1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR/ BOTN GDN BLDG K - MATRONS HOUSE**

**Asset # : 2242**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment Furnace	100%			2033	**	1	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 4 Units</i>								
<hr/>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$2,300	
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2044	**	1		
<hr/>								
Conversion Equipment Split Unit	100%			2033	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : On Side Of The Building</i>								
<i>Explanation : 4 Units. R-410a</i>								
<hr/>								
Terminal Devices Fan Coil - 4 Pipe	100%			2033	**	1	\$1,400	
<hr/>								
Heat Rejection Air Cooled Condenser Unit	100%			2033	**	2	\$2,900	
<hr/>								
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%			2048	**	1		
<hr/>								
Water Heater Electric	100%			2026	\$3,600	4		
<hr/>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
<hr/>								
Fixtures Generic	100%							
<hr/>								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : SNUG HARBOR CULT CNTR/ BOTN GDN BLDG L - POWER PLANT  
**Address** : 1000 RICHMOND TERRACE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DCA0024.110 / 2394 **Yr Built/Renovated** : 1901 / 2013  
**Area Sq Ft** : 9,240 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 12-Jul-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2  
**Block** : 76 **Lot** : 200 **BIN** : 5113026

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$540,900	
Interior Architecture	\$132,100	
Electrical	\$205,400	\$1,752,900
Mechanical		\$78,200
Site Enclosure	\$222,800	
<b>Total</b>	<b>\$1,101,200</b>	<b>\$1,831,000</b>
Importance Code A	\$540,900	\$49,900
Importance Code B	\$560,300	\$1,781,200
<b>Total</b>	<b>\$1,101,200</b>	<b>\$1,831,000</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$32,800		\$15,300	
Interior Architecture	\$55,500			
Electrical	\$19,000	\$800	\$10,900	\$500
Mechanical	\$95,700	\$1,600	\$9,300	\$1,600
Site Pavements	\$13,300			
<b>Total</b>	<b>\$216,300</b>	<b>\$2,300</b>	<b>\$35,500</b>	<b>\$2,100</b>
Importance Code A	\$58,700	\$400	\$15,800	\$400
Importance Code B	\$114,900	\$1,900	\$19,700	\$1,700
Importance Code C	\$42,700			
<b>Total</b>	<b>\$216,300</b>	<b>\$2,300</b>	<b>\$35,500</b>	<b>\$2,100</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR/ BOTN GDN BLDG L - POWER PLANT**

**Asset # : 2394**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	100%	Now	\$432,400	LIFE	**	5	\$22,900	
<i>Paint Peeling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
<hr/>								
<b>Windows</b>								
Metal Louvers	2%	0-2	\$200	2031	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Steel	20%	Now	\$35,000	2053	**	5	\$4,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	78%	Now	\$73,400	2053	**	5	\$12,600	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Parapets</b>								
Cast Stone/Terra Cotta	10%	0-2	\$700	LIFE	**	5	\$400	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	40%	Now	\$600	LIFE	**	5	\$200	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
Wood Cornice	50%	Now	\$2,300	2038	**	5	\$1,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR/ BOTN GDN BLDG L - POWER PLANT**

**Asset # : 2394**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	25%	Now	\$28,900	2038	**			
<i>Air/Water Blisters, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Flat Section</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Flat Section</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Flat Section</i>								
Copper/Terne	75%			2063	**	10	\$15,300	
Interior								
Floors								
Cast in Place Concrete	60%	2-4	\$8,000	LIFE	**	5	\$16,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	40%	Now	\$84,600	2056	**	5	\$4,600	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	5%	0-2	\$800	LIFE	**	5	\$100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%	0-2	\$1,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Plaster	80%	Now	\$23,400	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Plywood/Hardboard	3%	Now	\$900	LIFE	**			
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	2%	Now	\$2,800	LIFE	**			
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Ceilings								
Exposed Struc: Steel	5%	4+	\$5,300	LIFE	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Infill Arch	35%	Now	\$12,900	LIFE	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Plaster	60%	Now	\$47,500	LIFE	**	5	\$3,600	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR/ BOTN GDN BLDG L - POWER PLANT**

**Asset # : 2394**

<b>Architecture</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

Site Enclosure

Retaining Walls

Masonry: Brick

100% 4+ \$222,800 2058 \* \*

*Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%*

*Location : North & South Side*

*Other Observation, Extent : Severe, Area Affected : 80%*

*Location : North & South Side*

*Explanation : Paint Peeling*

Site Pavements

On-Site Walkways

Pavers/Stone

100% 0-2 \$13,300 2041 \* \*

*Broken/Missing Elements, Extent : Moderate, Area Affected : 40%*

*Location : Various*

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

Over 600 Volts

Service Equipment

Fused Disc Sw

100% 2028 \$49,900 3

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : No Nameplate Ratings Available*

Transformers

Dry Type

100% 2026 \$312,200 3 \$100

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Second Floor Electrical Room*

*Explanation : Two 750 Kilovolt-ampere 4,160 - 480/277 V*

Feeders

Cable

100% 2027 \$66,700 1

Raceway

Conduit

100% 2028 \$42,700 1

Under 600 Volts

Service Equipment

Air Circuit Breaker

100% 2028 \$5,000 5

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Second Floor Electrical Room*

*Explanation : 2- Main Service Switches Rated At 1600 Amperes.*

Transformers

Dry Type

100% 2026 \$47,000 5

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : 2nd Floor Electrical Room*

*Explanation : 2- 75 Kilovolt-ampere, 1 - 25 Kilovolt-ampere, 1 - 45 Kilovolt-ampere, 480/208/120 Volts*

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR/ BOTN GDN BLDG L - POWER PLANT**

**Asset # : 2394**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
<b>Switchgear / Switchboard</b>								
	Fused Knife Sw	20%	0-2	\$127,500	2058	**	5	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room In Basement</i>								
	Molded Case Bkrs	80%			2028	\$509,900	5	\$200
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Second Floor Electrical Room</i>								
<i>Explanation : 2- Vertical Sections</i>								
<b>Raceway</b>								
	Conduit	20%			2038	**	1	
	Conduit	80%			2028	\$558,000	1	
<b>Panelboards</b>								
	Fused Disc Sw	10%			2036	**	5	
	Fused Knife Sw	10%	2-4	\$8,700	2053	**	5	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Obsolete Equipment</i>								
	Molded Case Bkrs	10%			2036	**	5	
	Molded Case Bkrs	70%			2027	\$60,700	5	\$200
<b>Wiring</b>								
	Braided Cloth	50%	2-4	\$9,500	2053	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	20%			2038	**	1	
	Thermoplastic	30%			2028	\$5,700	1	
<b>Motor Controllers</b>								
	Locally Mounted	10%			2033	**	5	
	Motor Control Center	90%			2033	**	5	\$200
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	100%			LIFE	**	5	\$100
<b>Lighting</b>								
<b>Interior Lighting</b>								
	Fluorescent	90%			2023	\$78,000	10	\$6,800
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Fluorescent	5%			2028	\$4,300	10	\$400
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
	Fluorescent	2%			2028	\$1,700	10	\$200
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Incandescent	3%			2023	\$3,300	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**  
**SNUG HARBOR CULT CNTR/ BOTN GDN BLDG L - POWER PLANT**

**Asset # : 2394**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Egress Lighting Exit, Service	20%	Now	\$200	2038	**	1		
	<i>Not Functioning, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
No Component	80%							
<b>Exterior Lighting</b>								
LED	30%			2028	\$12,500			
No Component	70%							
<b>Lightning Protection</b>								
Arresters/Cabling Generic	100%			2031	**	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Stacks Only</i>							
	<i>Explanation : Copper</i>							
<b>Alarm</b>								
Fire/Smoke Detection Generic, Digital	100%			2028	\$99,800	1-3	\$5,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns</i>							

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Natural Gas	100%			2038	**	1		
<b>Conversion Equipment</b>								
Steam Boiler	50%	0-2	\$26,000	2048	**	1	\$3,700	
	<i>Leak Evident, Extent : Moderate, Area Affected : 3%</i>							
	<i>Location : Boiler</i>							
	<i>Obsolete Equipment, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : 1 Unit - Basement</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : Supplying Steam To Adjacent Buildings.</i>							
Under Construction	50%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : 1st Fl. Boiler Room</i>							
	<i>Explanation : 1 Old Unit Is Being Replaced By 5 Smaller Units.</i>							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$13,600	2038	**	4	\$400	
<i>Corroded, Extent : Severe, Area Affected : 10%</i> <i>Location : Steam Piping, Basement</i> <i>Not in Service, Extent : Severe, Area Affected : 10%</i> <i>Location : Condensate Return Pumps.</i> <i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i> <i>Location : And Leaking, The Make-up Tank In Basement</i>								
Terminal Devices								
Convactor/Radiator	100%			2026	\$43,000	1	\$2,700	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%	Now	\$9,100	2031	**	1	\$8,000	
<i>Malfunctioning, Extent : Severe, Area Affected : 40%</i> <i>Location : #1 Unit. 1st Fl. Ac Room</i> <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : Chiller Room - First Floor</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : 1st Floor Ac Room</i> <i>Explanation : 3 Units. Providing Chilled Water To Other Nearby Buildings</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$500	2038	**	4	\$400	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i> <i>Location : Basement</i>								
Heat Rejection								
Water Cooling Tower	100%	0-2	\$30,500	2033	**	2	\$6,600	
<i>Corroded, Extent : Severe, Area Affected : 40%</i> <i>Location : Inside The Cooling Tower</i> <i>Leak Evident, Extent : Severe, Area Affected : 10%</i> <i>Location : Cooling Tower</i> <i>On Extended Life, Extent : Severe, Area Affected : 100%</i> <i>Location : Back Yard</i>								
Ventilation								
Exhaust Fans								
Roof	30%			2023	\$4,000	2	\$100	
Wall Unit	70%	Now	\$400	2023	\$2,000	2	\$100	
<i>Broken, Extent : Moderate, Area Affected : 20%</i> <i>Location : 1 Motor.</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2026	\$35,200	1		
Water Heater								
Electric	100%			2021	\$7,100	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.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR/ BOTN GDN BLDG L - POWER PLANT**

**Asset # : 2394**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
	Sanitary Piping Cast Iron	100%	0-2	\$2,900	LIFE	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
	Storm Drain Piping Cast Iron	100%	Now	\$5,000	LIFE	**	1	
<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Out Side Of The Building</i>								
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
	Sump Pump(s) Submersible	100%			2021	\$300	4	\$300
<b>Fixtures</b>								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : SNUG HARBOR CULT CNTR/ BOTN GDN BLDG N - EDUCATION CENTER  
**Address** : 1000 RICHMOND TERRACE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DCA0039.030 / 2243 **Yr Built/Renovated** : 1880 /  
**Area Sq Ft** : 1,800 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 18-Jul-2017 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 76 **Lot** : 200 **BIN** : 5113026

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Mechanical		\$44,800
<b>Total</b>		<b>\$44,800</b>
Importance Code B		\$44,800
<b>Total</b>		<b>\$44,800</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture				\$2,900
Interior Architecture	\$800	\$100	\$1,000	
Electrical	\$200	\$100	\$100	\$100
Mechanical	\$400	\$100	\$1,000	\$100
<b>Total</b>	<b>\$1,300</b>	<b>\$300</b>	<b>\$2,100</b>	<b>\$3,200</b>
Importance Code A				\$2,900
Importance Code B	\$1,300	\$300	\$2,100	\$300
Importance Code C				
<b>Total</b>	<b>\$1,300</b>	<b>\$300</b>	<b>\$2,100</b>	<b>\$3,200</b>



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR/ BOTN GDN BLDG N - EDUCATION CENTER**

**Asset # : 2243**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$3,700	
Windows								
Wood	100%			2044	**	5	\$5,900	
Roof								
Slate	100%			LIFE	**			
<b>Interior</b>								
Floors								
Ceramic Tile	5%			2037	**	5	\$100	
Quarry Tile	45%			2041	**	5	\$1,500	
Wood	50%			2043	**	5	\$2,000	
Interior Walls								
Gypsum Board	20%			LIFE	**	5	\$400	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Wood	65%			LIFE	**	5	\$9,600	
Ceilings								
AcousTileSusp.Lay-In	15%			2041	**	5	\$100	
Plaster	10%			LIFE	**	5	\$100	
Wood	75%			LIFE	**	5	\$6,400	
<b>Site Pavements</b>								
On-Site Walkways								
Pavers/Stone	100%			2037	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Molded Case Bkrs	100%			2036	**	5		
Wiring								
Thermoplastic	100%			2038	**	1		
Motor Controllers								
Locally Mounted	100%			2033	**	5		
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
<b>Lighting</b>								
Interior Lighting								
Incandescent	100%			2028	\$20,500	2		
Egress Lighting								
Emergency, Battery	50%			2028	\$1,400	10	\$200	
Exit, Service	50%			2028	\$100	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR/ BOTN GDN BLDG N - EDUCATION CENTER**

**Asset # : 2243**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

Lighting

Exterior Lighting								
Incandescent	20%			2028	\$1,300	2		
No Component	80%							

Alarm

Fire/Smoke Detection								
Generic, Digital	100%			2036	**	1-3	\$1,100	

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors And Alarm Bells, Horns*

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

Heating

Energy Source								
Plant Campus Steam / PRV	100%			2038	**	1		

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Building L*

*Explanation : Steam From Power House*

Distribution

Steam Piping/Pump	100%			2038	**			
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Terminal Devices

Fan Coil Unit/Heat	100%			2028	\$28,700	1	\$600	
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Air Conditioning

Energy Source								
Electricity	100%			2036	**	1		

Conversion Equipment

Split Unit	100%			2033	**			
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Outside*

*Explanation : 1 Unit, R-410a*

Distribution

Ductwork/Diffusers	100%			LIFE	**	2	\$2,300	
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Terminal Devices

Fan Coil - 4 Pipe	100%			2028	\$44,800	1	\$600	
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Heat Rejection

Air Cooled Condenser Unit	100%			2033	**	2	\$1,300	
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Plumbing

H/C Water Piping								
Brass/Copper	100%			2038	**	1		

Sanitary Piping

Cast Iron	100%			LIFE	**	1		
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Fixtures

Generic	100%							
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : SNUG HARBOR CULT CNTR/ BOTN GDN BLDG P  
**Address** : 1000 RICHMOND TERRACE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DCA0024.150 / 2395 **Yr Built/Renovated** : 1920 / 2006  
**Area Sq Ft** : 20,000 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 20-Jul-2017 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Floors 1,2,3  
**Block** : 76 **Lot** : 200 **BIN** : 5113026

**CAPITAL**

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$31,800		\$2,300	
Interior Architecture	\$400	\$1,300		\$400
Electrical	\$1,600	\$1,100	\$21,500	\$1,800
Mechanical	\$8,300	\$4,400	\$23,800	\$4,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$46,100</b>	<b>\$10,800</b>	<b>\$51,600</b>	<b>\$11,100</b>
Importance Code A	\$32,900	\$1,100	\$3,500	\$1,100
Importance Code B	\$13,200	\$9,200	\$48,100	\$10,000
Importance Code C		\$500		
<b>Total</b>	<b>\$46,100</b>	<b>\$10,800</b>	<b>\$51,600</b>	<b>\$11,100</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126  
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG P**

**Asset # : 2395**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Alum/Vinyl Siding	10%			2048	**	10	\$1,000	
Masonry: Brick	70%			LIFE	**	5	\$22,100	
<i>Vegetation Growth, Extent : Light, Area Affected : 5% Location : Front Elevation</i>								
Masonry: Limestone	10%	2-4	\$19,600	LIFE	**	5	\$2,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Throughout</i>								
Pre-Cast Concrete	10%	4+	\$5,900	LIFE	**	5	\$10,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Throughout</i>								
<b>Windows</b>								
Wood	100%			2050	**	5	\$65,400	
<b>Parapets</b>								
Metal Cornice	100%			2056	**	10	\$7,600	
<b>Roof</b>								
Clay Tile	80%			2048	**	10	\$18,700	
Metal Panel	10%			2041	**	10	\$4,300	
Modified Bitumen	10%			2033	**	10	\$2,300	
<b>Soffits</b>								
Cast in Place Concrete	100%	4+	\$2,000	LIFE	**	5	\$7,900	
<i>Paint Peeling, Extent : Moderate, Area Affected : 10% Location : Soffit In Rear Of Building</i>								
<b>Interior</b>								
<b>Floors</b>								
Ceramic Tile	5%			2037	**	5	\$1,700	
Terrazzo	85%			LIFE	**	5	\$22,100	
Vinyl Tile	10%			2033	**	3	\$1,700	
<b>Interior Walls</b>								
Ceramic Tile	3%			2037	**	5	\$1,000	
Gypsum Board	97%			LIFE	**	5	\$18,900	
<b>Ceilings</b>								
AcousTileConcealSpLn	40%			2045	**	5	\$16,600	
Gypsum Board	50%			LIFE	**	5	\$20,800	
Wood	10%			LIFE	**	5	\$29,100	
<b>Site Enclosure</b>								
<b>Retaining Walls</b>								
Cast in Place Concrete	100%			2063	**			
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	5%			2041	**			
Pavers/Stone	95%			2037	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126  
SNUG HARBOR CULT CNTR/ BOTN GDN BLDG P**

**Asset # : 2395**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
	Service Equipment							
	Fused Disc Sw	100%			2048	**	5	\$100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes</i>					
	Transformers							
	Dry Type	100%			2041	**	5	\$100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : 75 Kilovolt-ampere, 480/208/120 Volts</i>					
	Switchgear / Switchboard							
	Molded Case Bkrs	100%			2048	**	5	\$500
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : 1- Vertical Section</i>					
	Raceway							
	Conduit	100%			2048	**	1	
	Panelboards							
	Fused Disc Sw	5%			2044	**	5	
	Molded Case Bkrs	95%			2044	**	5	\$500
	Wiring							
	Thermoplastic	100%			2048	**	1	
	Motor Controllers							
	Locally Mounted	100%			2041	**	5	\$100
<b>Ground</b>								
	Grounding Devices							
	Generic	100%			LIFE	**	5	\$300
<b>Lighting</b>								
	Interior Lighting							
	Fluorescent	30%			2033	**	10	\$6,100
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Offices</i>					
	Fluorescent	50%			2033	**	10	\$10,200
			<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
	Fluorescent	5%			2033	**	10	\$1,000
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Galleries And Hallways</i>					
	Incandescent	15%			2033	**	2	\$100
	Egress Lighting							
	Emergency, Battery	50%			2033	**	10	\$2,700
	Exit, LED	45%			2056	**	1	
	Exit, Service	5%			2033	**	1	
	Exterior Lighting							
	HID	30%			2033	**	10	
	No Component	70%						

**Alarm**

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**Alarm**

Fire/Smoke Detection  
Generic, Digital

100%

2033

\*\*

1-3

\$12,700

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors, Strobe Lights And Horns*

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**Heating**

Energy Source

Natural Gas

100%

2048

\*\*

1

Conversion Equipment

Hot Water Boiler

100%

2033

\*\*

1

\$11,000

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Boiler Room - Basement*

*Explanation : 3 Units*

Distribution

Hot Wtr Piping/Pump

100%

2044

\*\*

4

\$1,100

Terminal Devices

Air Handler

50%

2033

\*\*

1

\$6,900

Convectector/Radiator

50%

2041

\*\*

1

\$3,600

**Air Conditioning**

Energy Source

Electricity

100%

2044

\*\*

1

Conversion Equipment

Reciprocating  
Compr/Chiller

90%

2033

\*\*

1

\$9,300

*R-22 Refrigerant, Extent : Light, Area Affected : 90%*

*Location : 4 Units, Courtyard*

Split Unit

10%

2033

\*\*

*Other Observation, Extent : Light, Area Affected : 10%*

*Location : On Side Of The Building*

*Explanation : 1 Unit, R-410a*

Terminal Devices

Air Handler/Cool/Ht

90%

2033

\*\*

1

\$12,400

Fan Coil - 2 Pipe

10%

2033

\*\*

1

\$700

Heat Rejection

Air Cooled Condenser  
Unit

100%

2033

\*\*

2

\$15,500

**Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

\*\*

2-5

\$12,400

Exhaust Fans

Interior

100%

2033

\*\*

2

\$700

**Plumbing**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific 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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
	H/C Water Piping Brass/Copper	100%			2048	**	1	
	Water Heater Gas Fired	100%			2023	\$14,400	2	\$300
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
	Sump Pump(s) Non-Submersible	100%			2033	**	4	\$600
	Sewage Ejector(s) Electric	100%			2033	**	4	\$1,200
	<b>Fixtures</b> Generic	100%						
<b>Vertical Transport</b>								
	Elevators Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 3rd Floor</i>					
			<i>Explanation : 1 Unit</i>					

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : SNUG HARBOR CULT CNTR/ BOTN GDN BLDG R - GREAT HALL  
**Address** : 1000 RICHMOND TERRACE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DCA0024.170 / 2396 **Yr Built/Renovated** : 1916 /  
**Area Sq Ft** : 12,480 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 13-Jul-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2  
**Block** : 76 **Lot** : 200 **BIN** : 5113026

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$235,000	\$51,600
Electrical		\$235,800
Mechanical	\$283,200	\$463,200
<b>Total</b>	<b>\$518,100</b>	<b>\$750,700</b>
Importance Code A	\$235,000	\$101,400
Importance Code B	\$283,200	\$649,200
<b>Total</b>	<b>\$518,100</b>	<b>\$750,700</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$14,100			
Interior Architecture	\$10,900	\$1,300		\$9,700
Electrical	\$1,200	\$900	\$4,700	\$1,200
Mechanical	\$13,600	\$2,400	\$4,000	\$3,200
<b>Total</b>	<b>\$39,800</b>	<b>\$4,600</b>	<b>\$8,800</b>	<b>\$14,100</b>
Importance Code A	\$14,100			
Importance Code B	\$25,700	\$4,500	\$8,800	\$14,100
Importance Code C				
<b>Total</b>	<b>\$39,800</b>	<b>\$4,600</b>	<b>\$8,800</b>	<b>\$14,100</b>



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR/ BOTN GDN BLDG R - GREAT HALL**

**Asset # : 2396**

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick	70%			LIFE	**	5	\$29,100		
Masonry: Granite	2%			LIFE	**	5	\$600		
Masonry: Marble	18%	Now	\$89,300	LIFE	**	5	\$5,600		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : North Facade</i>									
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : North Facade</i>									
Metal Panel	10%	Now	\$6,200	2038	**	5	\$7,800		
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Hyphen Between Great Hall And F Building</i>									
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Hyphen Between Great Hall And F Building</i>									
Windows									
Wood	100%	2-4	\$60,400	2036	**	5	\$51,600		2
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Hyphen To F Building</i>									
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Various</i>									
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Hyphen To F Building</i>									
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Hyphen To F Building</i>									
Parapets									
Masonry: Brick	90%	Now	\$5,700	LIFE	**	5	\$900		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
Masonry: Marble	10%	0-2	\$2,200	LIFE	**	5	\$100		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : North Facade</i>									
Roof									
Modified Bitumen	100%	Now	\$85,300	2033	**				
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Hyphen And Throughout</i>									
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Hyphen</i>									
Interior									
Floors									
Carpet	75%			2027	\$253,700	3	\$38,100		
Cast in Place Concrete	5%			LIFE	**	5	\$2,800		
Ceramic Tile	10%			2037	**	5	\$2,500		
Vinyl Tile	5%			2033	**	3	\$600		
Wood	5%			2056	**	5	\$2,400		
Interior Walls									
Gypsum Board	75%			LIFE	**	5	\$6,400		
Wood	25%			LIFE	**	5	\$14,200		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR/ BOTN GDN BLDG R - GREAT HALL**

**Asset # : 2396**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**Interior**

**Ceilings**

Gypsum Board	30%			LIFE	**	5	\$9,500	
Plaster	70%			LIFE	**	5	\$11,100	

**Site Pavements**

**On-Site Walkways**

Pavers/Stone	100%			2037	**			
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<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**Over 600 Volts**

**Service Equipment**

Fused Disc Sw	100%			2028	\$49,900	3		
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Disconnect Switch Rated At 600 Amperes At 4,160 Volts*

**Transformers**

Dry Type	100%			2026	\$143,300	3	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : 225 Kilovolt-ampere, 4,160/208/120 Volts*

**Feeders**

Cable	100%			2027	\$16,100	1		
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**Raceway**

Conduit	100%			2028	\$42,700	1		
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**Under 600 Volts**

**Switchgear / Switchboard**

Molded Case Bkrs	100%			2028	\$33,700	5	\$300	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 1- Vertical Sections*

**Raceway**

Conduit	80%			2048	**	1		
Conduit	20%			2038	**	1		

**Panelboards**

Molded Case Bkrs	20%			2036	**	5	\$100	
Molded Case Bkrs	80%			2044	**	5	\$300	

**Wiring**

Thermoplastic	80%			2048	**	1		
Thermoplastic	20%			2038	**	1		

**Motor Controllers**

Locally Mounted	100%			2033	**	5	\$100	
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**Lighting**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific 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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	10%			2033	**	10	\$1,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Incandescent	90%			2033	**	2	\$300	
<b>Egress Lighting</b>								
Emergency, Battery	50%			2033	**	10	\$2,100	
Exit, Service	50%			2033	**	1		
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2033	**	1	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2033	**	1-3	\$7,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Plant Campus Steam / PRV	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building L</i>								
<i>Explanation : Steam From Power House</i>								
<b>Distribution</b>								
Central Plant Steam Piping/Pmp	100%			2028	\$280,600	4	\$800	
<b>Terminal Devices</b>								
Air Handler	50%			2023	\$116,600	1	\$5,300	
Convactor/Radiator	50%			2033	**	1	\$2,700	
<b>Air Conditioning</b>								
<b>Energy Source</b>								
District Chilled Water	70%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Building L</i>								
<i>Explanation : Chilled Water From Power House</i>								
Electricity	30%			2036	**	1		

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR/ BOTN GDN BLDG R - GREAT HALL**

**Asset # : 2396**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Campus Chilled Water	70%			2031	**			
Split Unit	30%			2033	**			
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Courtyard</i>								
<i>Explanation : 4 Units. R-410a</i>								
Distribution								
CW & CHW Wtr	70%			2028	\$14,200	4	\$600	
Pipe/Pump								
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	70%			2023	\$130,200	1	\$7,400	
Fan Coil - 2 Pipe	30%			2033	**	1	\$1,700	
Heat Rejection								
Air Cooled Condenser Unit	30%			2033	**	2	\$3,600	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,500	
Exhaust Fans								
Interior	100%			2028	\$59,000	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2028	\$123,600	1		
Water Heater								
Electric	100%			2028	\$14,600	4	\$100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%	0-2	\$36,400	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Corroded, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Basement</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$10,400	LIFE	**	1		
<i>Broken, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Corroded, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout Basement</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Basement</i>								
Sump Pump(s)								
Submersible	100%			2021	\$400	4	\$400	

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\*\* Replacement 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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Plumbing	Fixtures							
	Generic	100%						
Fire Suppression	Sprinkler							
	Generic	100%			2038	**	1-2	\$4,800

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : SNUG HARBOR CULT CNTR/ BOTN GDN BLDG T - MUSIC HALL  
**Address** : 1000 RICHMOND TERRACE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DCA0024.190 / 2397 **Yr Built/Renovated** : 1892 / 1997  
**Area Sq Ft** : 16,368 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 18-Jul-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2  
**Block** : 76 **Lot** : 200 **BIN** : 5113026

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$487,900	\$36,800
Interior Architecture	\$188,900	
Electrical		\$153,200
<b>Total</b>	<b>\$676,900</b>	<b>\$190,000</b>
Importance Code A	\$487,900	\$36,800
Importance Code B	\$145,100	\$153,200
Importance Code C	\$43,900	
<b>Total</b>	<b>\$676,900</b>	<b>\$190,000</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$31,000			\$2,600
Interior Architecture	\$19,700	\$1,000		\$170,700
Electrical	\$1,500	\$900	\$30,200	\$1,300
Mechanical	\$19,300	\$3,000	\$4,100	\$3,400
<b>Total</b>	<b>\$71,400</b>	<b>\$4,900</b>	<b>\$34,300</b>	<b>\$177,900</b>
Importance Code A	\$31,000		\$200	\$2,600
Importance Code B	\$38,200	\$4,600	\$34,100	\$175,300
Importance Code C	\$2,300	\$300		
<b>Total</b>	<b>\$71,400</b>	<b>\$4,900</b>	<b>\$34,300</b>	<b>\$177,900</b>



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR/ BOTN GDN BLDG T - MUSIC HALL**

**Asset # : 2397**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	80%	Now	\$346,800	LIFE	**	5	\$36,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Northwest Corner</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Side And Rear Facades</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Side And Rear Facades</i>								
Masonry: Limestone	5%			LIFE	**	5	\$1,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Facade</i>								
Masonry: Marble	15%			LIFE	**	5	\$5,200	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Facade</i>								
<b>Windows</b>								
Wood	15%			2044	**	5	\$5,200	
Wood	85%	2-4	\$85,500	2053	**	5	\$14,600	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Metal Cornice	50%			2056	**	10	\$11,600	
Wood Cornice	50%	2-4	\$31,000	2048	**	5	\$20,800	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Perimeter Of Roof</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Perimeter Of Roof</i>								
<b>Roof</b>								
Copper/Terne	100%			2063	**	10	\$55,600	
<b>Soffits</b>								
Masonry: Marble	100%			LIFE	**	5		

**Interior**

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR/ BOTN GDN BLDG T - MUSIC HALL**

**Asset # : 2397**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	45%	2-4	\$8,200	2024	\$164,500	3	\$18,500	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%	4+	\$600	LIFE	**	5	\$6,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2037	**	5	\$1,400	
Panel/Paver: Cer/Brk	15%			2050	**	5	\$9,300	
Wood	10%	Now	\$4,700	2043	**	5	\$2,600	
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stair To Control Room</i>								
Wood	15%			2056	**	5	\$7,700	
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$700	
Gypsum Board	10%			LIFE	**	5	\$800	
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Under Front Steps</i>								
Masonry: Brick	40%	2-4	\$43,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Marble Panels	3%			LIFE	**			
Plaster	20%			LIFE	**	5	\$800	
Plaster	20%	Now	\$2,300	LIFE	**	5	\$800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Auditorium</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Auditorium</i>								
Wood	2%			LIFE	**	5	\$1,100	
Ceilings								
Exposed Struc: Wood	60%	2-4	\$107,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	2%			LIFE	**	5	\$700	
Masonry: Infill Arch	5%			LIFE	**			
Plaster	33%	Now	\$37,200	LIFE	**	5	\$5,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium</i>								
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%			2048	**			
Site Pavements								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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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**  
**SNUG HARBOR CULT CNTR/ BOTN GDN BLDG T - MUSIC HALL**

**Asset # : 2397**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

Site Pavements

On-Site Walkways

Cast in Place Concrete	90%			2045	**			
Pavers/Stone	10%			2037	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

Over 600 Volts

Service Equipment

Fused Disc Sw	100%			2038	**	3	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Ratings</i>								

Transformers

Dry Type	100%			2033	**	3	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 750 Kilovolt-ampere, 4,160/208/120 Volts</i>								

Feeders

Cable	100%			2036	**	1		
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Raceway

Conduit	100%			2038	**	1		
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Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2038	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1200 Amperes.</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2038	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Vertical Section</i>								

Raceway

Conduit	100%			2038	**	1		
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Panelboards

Molded Case Bkrs	100%			2036	**	5	\$400	
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Wiring

Thermoplastic	100%			2038	**	1		
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Motor Controllers

Locally Mounted	100%			2033	**	5	\$100	
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Ground

Grounding Devices

Not Accessible	100%							
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	20%			2028	\$38,300	10	\$3,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	60%			2028	\$114,900	10	\$10,100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	5%			2028	\$6,500	10		
Incandescent	15%			2023	\$28,700	2	\$100	
<b>Egress Lighting</b>								
Emergency, Battery	50%			2028	\$12,900	10	\$2,200	
Exit, LED	50%			2043	* *	1		
<b>Exterior Lighting</b>								
HID	10%			2028	\$6,400	10		
LED	10%			2028	\$7,400			
No Component	80%							
<b>Alarm</b>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	* *	1-3	\$10,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Plant Campus Steam / PRV	100%			2038	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam From Power House Building L</i>								
Distribution								
Steam Piping/Pump	100%			2048	* *			
Terminal Devices								
Air Handler	100%			2033	* *	1	\$11,400	
<b>Air Conditioning</b>								
Energy Source								
District Chilled Water	100%			2038	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Chilled Water From Power House Building L</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2048	* *	4	\$900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR/ BOTN GDN BLDG T - MUSIC HALL**

**Asset # : 2397**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Air Conditioning	Terminal Devices							
	Air Handler/Cool/Ht	100%			2033	**	1	\$11,400
Ventilation	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,200
	Exhaust Fans							
	Interior	100%			2033	**	2	\$600
Plumbing	H/C Water Piping							
	Brass/Copper	100%			2038	**	1	
	Water Heater							
	Electric	100%			2021	\$15,800	4	\$200
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : 3 Units.</i>				
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Submersible	100%			2021	\$500	4	\$500
	Fixtures							
	Generic	100%						
Fire Suppression	Sprinkler							
	Generic	100%			2038	**	1-2	\$5,100

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

Asset Name : SNUG HARBOR CULT CNTR/ BOTN GDN BLDG X - GOVERNORS HOUSE  
 Address : 1000 RICHMOND TERRACE  
 Borough : STATEN ISLAND Agency's Number : N/A  
 Program / Asset # : DCA0024.230 / 2252 Yr Built/Renovated : 1847 /  
 Area Sq Ft : 4,428 Project Type : CULTURAL AFFAIRS  
 Date of Survey : 19-Jul-2017 Landmark Status : NONE  
 Areas Surveyed : Basement, Floors 1,2,att  
 Block : 76 Lot : 200 BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$316,400	
Interior Architecture	\$84,800	
<b>Total</b>	<b>\$401,200</b>	
Importance Code A	\$316,400	
Importance Code B	\$84,800	
<b>Total</b>	<b>\$401,200</b>	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$21,500			
Interior Architecture	\$66,400	\$200		\$200
Electrical	\$300	\$300	\$20,600	\$300
Mechanical	\$32,700	\$500	\$3,000	\$500
<b>Total</b>	<b>\$121,000</b>	<b>\$1,000</b>	<b>\$23,600</b>	<b>\$1,000</b>
Importance Code A	\$21,900	\$400	\$500	\$400
Importance Code B	\$73,700	\$400	\$23,200	\$600
Importance Code C	\$25,300	\$200		
<b>Total</b>	<b>\$121,000</b>	<b>\$1,000</b>	<b>\$23,600</b>	<b>\$1,000</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR/ BOTN GDN BLDG X - GOVERNORS HOUSE**

**Asset # : 2252**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$129,400	LIFE	**	5	\$13,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	5%			LIFE	**	5	\$500	
Windows								
Wood	100%	Now	\$71,600	2053	**	5	\$12,200	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Wood Cornice	100%	2-4	\$61,800	2058	**	5	\$16,600	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	100%			2041	**	10	\$21,500	
Soffits								
Wood	100%	Now	\$53,600	2041	**	5	\$4,100	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Entrance Way</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Entrance Way</i>								
<i>Explanation : Wood Structural Support Members Failing And In Danger Of Collapsing</i>								
Interior								
Floors								
Carpet	5%			2027	\$4,100	3	\$600	
Cast in Place Concrete	10%	Now	\$6,700	LIFE	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%	4+	\$100	2037	**	5	\$200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 2nd Floor</i>								
Wood	80%	2-4	\$34,100	2043	**	5	\$4,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$400	
Plaster	95%	Now	\$25,300	LIFE	**	5	\$2,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR/ BOTN GDN BLDG X - GOVERNORS HOUSE**

**Asset # : 2252**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
Ceilings								
Plaster	100%	Now	\$84,800	LIFE	**	5	\$3,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Site Pavements</b>								
On-Site Walkways								
Pavers/Stone	100%			2031	**			
Parking/Driveway								
Asphalt	100%			2037	**			
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2028	\$1,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Raceway								
Conduit	100%			2028	\$3,900	1		
Panelboards								
Molded Case Bkrs	100%			2027	\$7,800	5	\$100	
Wiring								
Thermoplastic	100%			2028	\$8,500	1		
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
<b>Lighting</b>								
Interior Lighting								
Fluorescent	40%			2023	\$3,800	10	\$1,500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Incandescent	60%			2023	\$13,500	2	\$100	
Exterior Lighting								
Incandescent	10%			2023	\$1,500	2		
No Component	90%							
<b>Alarm</b>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detector, Manual Pull Stations, Alarm Bells, Strobe Lights And Horns</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR/ BOTN GDN BLDG X - GOVERNORS HOUSE**

**Asset # : 2252**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2038	**	1		
Conversion Equipment								
Steam Boiler	100%			2033	**	1	\$4,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Steam Piping/Pump	100%			2028	\$17,900			
Terminal Devices								
Convactor/Radiator	100%	0-2	\$21,600	2048	**	1	\$1,200	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Obsolete Units</i>								
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	40%			2028	\$12,100	1		
Galvanized Steel	60%	0-2	\$10,600	2048	**	1		
<i>On Extended Life, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Water Heater								
Gas Fired	100%			2023	\$2,500	2	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st And 2nd Floors</i>								
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : SNUG HARBOR CULT CNTR/ BOTN GDN COTTAGE 2  
**Address** : 1000 RICHMOND TERRACE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DCA0024.250 / 2398 **Yr Built/Renovated** : 1885 / 2000  
**Area Sq Ft** : 2,664 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 19-Jul-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 76 **Lot** : 200 **BIN** : 5113026

**CAPITAL****Total**

Importance Code

**Total**

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$3,800		\$6,600	
Interior Architecture	\$15,600			
Electrical	\$15,200	\$100	\$11,200	\$200
Mechanical	\$300	\$300	\$300	\$300
<b>Total</b>	<b>\$35,000</b>	<b>\$500</b>	<b>\$18,100</b>	<b>\$600</b>
Importance Code A	\$4,100	\$200	\$6,900	\$200
Importance Code B	\$27,200	\$200	\$11,200	\$300
Importance Code C	\$3,700			
<b>Total</b>	<b>\$35,000</b>	<b>\$500</b>	<b>\$18,100</b>	<b>\$600</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR/ BOTN GDN COTTAGE 2**

**Asset # : 2398**

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick	92%			LIFE	**	5	\$4,400		
Masonry: Limestone	2%			LIFE	**	5	\$100		
Slate Panels	1%			LIFE	**	5			
Wood	5%			2033	**	5	\$1,200		
Windows									
Wood	100%	2-4	\$3,800	2044	**	5	\$6,600		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Parapets									
Wood Cornice	100%			2048	**	5-10	\$13,700		
Roof									
Modified Bitumen	10%			2028	\$8,700	10	\$600		
Slate	50%			LIFE	**				
Not Accessible	40%								
Soffits									
Wood	100%			2041	**	5			
Interior									
Floors									
Cast in Place Concrete	8%	4+	\$200	LIFE	**	5	\$600		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Ceramic Tile	5%	4+	\$100	2037	**	5	\$100		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>									
<i>Location : Bathrooms</i>									
Vinyl Tile	2%	4+	\$600	2038	**	3			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Wood	85%	4+	\$10,100	2056	**	5	\$2,800		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Interior Walls									
Masonry: Brick	20%	4+	\$1,400	LIFE	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Plaster	80%	4+	\$2,300	LIFE	**	5	\$800		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Ceilings									
Plaster	100%	4+	\$900	LIFE	**	5	\$2,200		
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>									
<i>Location : 2nd Floor</i>									
Site Pavements									
On-Site Walkways									
Pavers/Stone	100%			2037	**				

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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 COTTAGE 2**

**Asset # : 2398**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
	Service Equipment							
	Fused Disc Sw	100%			2048	**	5	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Main Service Disconnect Switch Rated At 200 Amperes.</i>					
<hr/>								
	Transformers							
	Dry Type	100%			2041	**	5	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One 75 Kilovolt-ampere, 480-208/120 V</i>					
<hr/>								
	Switchgear / Switchboard							
	Molded Case Bkrs	100%			2048	**	5	\$100
<hr/>								
	Raceway							
	Conduit	60%			2028	\$2,300	1	
	Conduit	40%			2048	**	1	
<hr/>								
	Panelboards							
	Fused Disc Sw	30%			2044	**	5	
	Molded Case Bkrs	70%			2044	**	5	\$100
<hr/>								
	Wiring							
	Braided Cloth	60%	2-4	\$5,100	2053	**	1	
			<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
	Thermoplastic	40%			2048	**	1	
<hr/>								
<b>Ground</b>								
	Grounding Devices							
	Generic	100%	2-4	\$9,900	LIFE	**	5	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Corroded</i>					
<hr/>								
<b>Lighting</b>								
	Interior Lighting							
	Fluorescent	5%			2028	\$300	10	\$100
			<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
	Fluorescent	15%			2028	\$800	10	\$300
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : 1st Floor</i>					
	Incandescent	80%			2023	\$10,100	2	
<hr/>								
	Exterior Lighting							
	Incandescent	10%			2023	\$900	2	
	No Component	90%						

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF CULTURAL AFFAIRS - 126  
SNUG HARBOR CULT CNTR/ BOTN GDN COTTAGE 2**

**Asset # : 2398**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

Alarm

Fire/Smoke Detection  
Generic, Digital

100%

2033

\*\*

1-3

\$1,700

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, And Horns*

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

Heating

Energy Source

Natural Gas

100%

2038

\*\*

1

Conversion Equipment

Steam Boiler

100%

2033

\*\*

1

\$2,300

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement*

*Explanation : 1 Unit*

Distribution

Steam Piping/Pump

100%

2028

\$10,000

Terminal Devices

Convactor/Radiator

100%

2041

\*\*

1

\$800

Plumbing

H/C Water Piping

Brass/Copper

100%

2028

\$16,800

1

Water Heater

Gas Fired

100%

2026

\$1,400

2

Sanitary Piping

Cast Iron

100%

LIFE

\*\*

1

Fixtures

Generic

100%

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

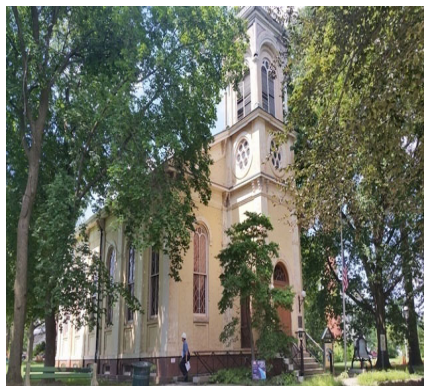
Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : SNUG HARBOR CULT CNTR/ BOTN GDN VETERANS MEMORIAL HALL  
**Address** : 1000 RICHMOND TERRACE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DCA0024.180 / 2657 **Yr Built/Renovated** : 1856 / 1986  
**Area Sq Ft** : 8,084 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 18-Jul-2017 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Floors 1,mez  
**Block** : 76 **Lot** : 200 **BIN** : 5113026

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Electrical		\$95,000
Mechanical	\$131,200	\$124,100
Site Pavements	\$46,500	
<b>Total</b>	<b>\$177,800</b>	<b>\$219,100</b>
Importance Code B	\$131,200	\$219,100
Importance Code C	\$46,500	
<b>Total</b>	<b>\$177,800</b>	<b>\$219,100</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$60,700			\$10,700
Interior Architecture	\$118,200	\$500	\$1,000	\$3,900
Electrical	\$6,100	\$700	\$24,700	\$500
Mechanical	\$900	\$1,300	\$28,400	\$1,200
Site Pavements	\$5,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$194,900</b>	<b>\$6,400</b>	<b>\$58,100</b>	<b>\$20,200</b>
Importance Code A	\$60,800	\$200	\$200	\$10,900
Importance Code B	\$127,000	\$6,200	\$57,900	\$9,400
Importance Code C	\$7,100			
<b>Total</b>	<b>\$194,900</b>	<b>\$6,400</b>	<b>\$58,100</b>	<b>\$20,200</b>



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR/ BOTN GDN VETERANS MEMORIAL HALL**

**Asset # : 2657**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	4+	\$19,400	LIFE	**	5	\$11,300	
<i>Paint Peeling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Exterior Walls</i>								
<i>Spalling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	5%	4+	\$3,600	2033	**	5	\$1,500	
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Tower</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Tower</i>								
Windows								
Wood	98%			2044	**	5	\$21,400	
Wood	2%	Now	\$1,400	2053	**	5	\$200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Tower</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Tower</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Tower</i>								
<i>Explanation : These Are Actually Wood Louvers</i>								
Parapets								
Wood Cornice	98%	Now	\$20,500	2038	**	5	\$25,300	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Wood Rail	2%	Now	\$1,500	2033	**	5	\$600	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Tower</i>								
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Tower</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Tower</i>								
Roof								
Copper/Terne	100%	Now	\$14,400	2056	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement 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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	75%	0-2	\$110,000	2030	\$110,000	3	\$11,400	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	10%			2037	**	5	\$1,000	
Vinyl Tile	5%			2033	**	3	\$300	
Wood	10%			2043	**	5	\$1,900	
<b>Interior Walls</b>								
Ceramic Tile	10%			2031	**	5	\$700	
Gypsum Board	30%			LIFE	**	5	\$1,200	
Plaster	55%	Now	\$1,700	LIFE	**	5	\$1,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	5%			LIFE	**	5	\$1,400	
<b>Ceilings</b>								
AcousTileConcealSpLn	10%	0-2	\$1,900	2041	**	5	\$600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Gypsum Board	35%			LIFE	**	5	\$4,400	
Plaster	55%	Now	\$4,100	LIFE	**	5	\$3,500	
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location :</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Site Enclosure</b>								
<b>Retaining Walls</b>								
Masonry: Brick	100%			2038	**			
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Masonry: Granite	5%	4+	\$5,000	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Front Entrance</i>								
Pavers/Stone	95%	0-2	\$46,500	2041	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Various</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2038	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR/ BOTN GDN VETERANS MEMORIAL HALL**

**Asset # : 2657**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Transformers</b>								
Dry Type	100%			2033	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 45 Kilovolt-ampere 480-208/120v</i>								
<b>Raceway</b>								
Conduit	100%			2038	**	1		
<b>Panelboards</b>								
Molded Case Bkrs	100%			2036	**	5	\$200	
<b>Wiring</b>								
Thermoplastic	100%			2038	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2033	**	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	20%			2028	\$3,400	10	\$1,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	30%			2028	\$5,000	10	\$1,900	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Incandescent	45%			2023	\$18,000	2	\$100	
LED	5%			2028	\$6,700			
<b>Egress Lighting</b>								
Emergency, Battery	50%			2028	\$5,200	10	\$800	
Exit, Service	50%			2028	\$1,000	1		
<b>Exterior Lighting</b>								
Fluorescent	20%			2023	\$5,900	10	\$100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Front Only</i>								
No Component	80%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%	Now	\$5,600	2038	**	1	\$500	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Not Functional</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2028	\$95,000	1-3	\$5,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**SNUG HARBOR CULT CNTR/ BOTN GDN VETERANS MEMORIAL HALL**

**Asset # : 2657**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Plant Campus Steam / PRV	75%			2038	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 75%</i>						
		<i>Location : Building L</i>						
		<i>Explanation : Steam From Power House</i>						
Electricity	25%			2038	**	1		
Conversion Equipment								
HTHW/HW Exchanger	75%			2031	**	2	\$300	
		<i>Other Observation, Extent : Light, Area Affected : 75%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Unit</i>						
Radiant Heater	25%			2028	\$31,900	2	\$800	
<b>Distribution</b>								
Hot Wtr Piping/Pump	75%			2036	**	4	\$300	
No Component	25%							
<b>Terminal Devices</b>								
Air Handler	50%			2023	\$50,600	1	\$2,100	
Convactor/Radiator	25%			2026	\$9,600	1	\$600	
No Component	25%							
<b>Air Conditioning</b>								
Energy Source								
District Chilled Water	100%			2038	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Building L</i>						
		<i>Explanation : Chilled Water From Power House</i>						
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2038	**	4	\$500	
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	100%			2023	\$80,700	1	\$4,200	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,800	
Exhaust Fans								
Interior	100%			2023	\$25,600	2	\$200	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2028	\$53,600	1		
Water Heater								
Not Accessible	100%							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2023	\$1,300	4	\$200	
Fixtures								
Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : One Handicap Unit Has Been Out Of Service For 3 Years.</i>								
Fire Suppression	Sprinkler							
	Generic	100%			2028	\$70,400	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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** : 09-May-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Floors 1,2,Att  
**Block** : 76 **Lot** : 200 **BIN** : 5113026

**CAPITAL****Total**

Importance Code

**Total**

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture		\$72,300		
Interior Architecture		\$25,300	\$1,900	\$1,400
Electrical	\$800	\$700	\$700	\$1,600
Mechanical	\$4,200	\$5,900	\$7,100	\$6,400
Site Pavements	\$8,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$17,100</b>	<b>\$108,100</b>	<b>\$13,600</b>	<b>\$13,300</b>
Importance Code A		\$73,800		\$1,600
Importance Code B	\$9,000	\$34,400	\$12,700	\$11,700
Importance Code C	\$8,200		\$900	
<b>Total</b>	<b>\$17,100</b>	<b>\$108,100</b>	<b>\$13,600</b>	<b>\$13,300</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**STATEN IS INST ARTS AND SCIENCES BUILDING A**

**Asset # : 2400**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$26,600	
Masonry: Granite	5%			LIFE	**	5	\$1,300	
Masonry: Limestone	20%			LIFE	**	5	\$5,300	
Windows								
Wood	100%			2037	**	5	\$69,100	
Parapets								
Metal Rail	10%			2042	**	5-10	\$6,500	
No Component	90%							
Roof								
Metal Panel	98%			2042	**	10	\$33,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Lead Coated</i>								
Skylight, Metal/Glass	2%			2049	**	10	\$1,300	
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								
Floors								
Carpet	5%			2028	\$24,700	3	\$2,800	
Cast in Place Concrete	15%			LIFE	**	5	\$12,200	
Ceramic Tile	5%			2038	**	5	\$1,900	
Sheet Vinyl/Rubber	5%			2034	**	5	\$2,800	
Wood	70%			2057	**	5	\$48,700	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$1,900	
Glass: Single Pane	5%			LIFE	**	5	\$1,400	
Gypsum Board	70%			LIFE	**	5	\$15,900	
Plaster	20%			LIFE	**	5	\$2,300	
Ceilings								
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	65%			LIFE	**	5	\$30,200	
Metal Panel	15%			LIFE	**	5	\$7,000	
Plaster	10%			LIFE	**	5	\$2,300	
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%			2049	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	15%			2042	**			
Masonry: Granite	25%			LIFE	**			
Pavers/Stone	60%	Now	\$8,200	2032	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**STATEN IS INST ARTS AND SCIENCES BUILDING A**

**Asset # : 2400**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2059	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 2000 Ampere Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2059	**	5	\$600	
<b>Raceway</b>								
Conduit	100%			2059	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2054	**	5		
Molded Case Bkrs	95%			2054	**	5	\$600	
<b>Wiring</b>								
Thermoplastic	100%			2059	**	1		
<b>Motor Controllers</b>								
Locally Mounted	50%			2049	**	5	\$100	
Variable Frequency Drive	50%			2049	**			
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$400	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	70%			2039	**	10	\$15,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	30%			2039	**			
<b>Egress Lighting</b>								
Emergency, Battery	50%			2039	**	10	\$3,000	
Exit, LED	40%			2069	**	1		
Exit, Service	10%			2039	**	1		
<b>Exterior Lighting</b>								
LED	100%			2039	**			
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2039	**	1	\$2,700	
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2039	**	1-3	\$4,700	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**STATEN IS INST ARTS AND SCIENCES BUILDING A**

**Asset # : 2400**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Electricity	100%			2059	**	1		
Conversion Equipment								
Heat Pump Air Sourced	100%			2034	**	2	\$7,600	
Distribution								
Hot Wtr Piping/Pump	100%			2054	**	4	\$1,800	
Terminal Devices								
Air Handler	85%			2039	**	1	\$12,900	
Fan Coil Unit/Heat	15%			2039	**	1	\$1,200	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2054	**	1		
Conversion Equipment								
Heat Pump Air Sourced	100%			2034	**	2	\$1,500	
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2059	**	4	\$1,200	
Terminal Devices								
Air Handler/Cool/Ht	100%			2039	**	1	\$15,100	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,600	
Exhaust Fans								
Interior	100%			2039	**	2	\$800	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2059	**	1		
Water Heater								
Electric	100%			2029	\$21,000	4	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2024	\$800	4	\$500	
Sewage Ejector(s)								
Electric	100%			2039	**	4	\$1,000	
Backflow Preventer								
Generic	100%			2039	**	1	\$1,500	
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cellar To The Third Floor</i>								
<i>Explanation : 1 Unit</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126  
STATEN IS INST ARTS AND SCIENCES BUILDING A**

**Asset # : 2400**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Fire Suppression	Sprinkler							
	Generic	100%			2059	**	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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : STATEN IS INST ARTS AND SCIENCES BUILDING B  
**Address** : 1000 RICHMOND TERRACE SNUG HARBOR  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DCA0028.020 / 2401 **Yr Built/Renovated** : 1840 /  
**Area Sq Ft** : 22,400 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 24-Jun-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$474,100	
Interior Architecture	\$1,958,700	
Electrical	\$283,100	
<b>Total</b>	<b>\$2,715,800</b>	
Importance Code A	\$474,100	
Importance Code B	\$1,951,400	
Importance Code C	\$290,400	
<b>Total</b>	<b>\$2,715,800</b>	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$31,300			
Interior Architecture				
Electrical	\$85,000		\$100	
<b>Total</b>	<b>\$116,200</b>		<b>\$100</b>	
Importance Code A	\$31,300			
Importance Code B	\$85,000		\$100	
Importance Code C				
<b>Total</b>	<b>\$116,200</b>		<b>\$100</b>	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126  
STATEN IS INST ARTS AND SCIENCES BUILDING B**

**Asset # : 2401**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	80%	Now	\$92,300	LIFE	**	5	\$29,300	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%	Now	\$67,800	LIFE	**	5	\$1,400	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entrance Steps</i>								
Masonry: Limestone	15%	Now	\$208,600	LIFE	**	5	\$4,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Front Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<b>Windows</b>								
Wood	100%			2041	**	5	\$62,500	
<b>Parapets</b>								
Metal Cornice	100%	Now	\$44,700	2053	**			
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Sides</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And South Sides</i>								
<b>Roof</b>								
Metal Panel	95%	Now	\$60,700	2038	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Side</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Lead Coated</i>								
Skylight, Metal/Glass	5%			2045	**	10	\$3,600	
<b>Interior</b>								
<b>Floors</b>								
Wood	100%	Now	\$1,265,400	2065	**	5	\$27,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Plaster	100%	Now	\$290,400	LIFE	**	5	\$10,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
Plaster	100%	Now	\$402,900	LIFE	**	5	\$18,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**STATEN IS INST ARTS AND SCIENCES BUILDING B**

**Asset # : 2401**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Raceway								
Conduit	100%	0-2	\$32,700	2055	**	1		
	<i>Corroded, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Panelboards								
Fused Toggle Switch	100%	0-2	\$23,400	2050	**	5	\$300	
	<i>Enclosure Corroded, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Wiring								
Braided Cloth	100%	0-2	\$28,900	2050	**	1		
	<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Lighting								
Interior Lighting								
Incandescent	100%	0-2	\$283,100	2035	**	2	\$400	
	<i>Inadequate Lighting Level, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
<hr/>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** : 09-May-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 9 **Lot** : 1 **BIN** : 5000088

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Electrical	\$197,900	\$58,500
Mechanical		\$947,700
<b>Total</b>	<b>\$197,900</b>	<b>\$1,006,200</b>
Importance Code B	\$197,900	\$1,006,200
<b>Total</b>	<b>\$197,900</b>	<b>\$1,006,200</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$49,100			\$10,900
Interior Architecture	\$11,100	\$16,600	\$400	\$1,100
Electrical	\$24,800	\$400	\$500	\$14,200
Mechanical	\$7,600	\$4,500	\$13,800	\$19,800
Site Enclosure	\$6,300			
Site Pavements	\$1,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$104,100</b>	<b>\$25,500</b>	<b>\$18,700</b>	<b>\$50,000</b>
Importance Code A	\$51,600	\$2,600	\$2,500	\$13,500
Importance Code B	\$43,200	\$23,000	\$16,200	\$36,400
Importance Code C	\$9,300			
<b>Total</b>	<b>\$104,100</b>	<b>\$25,500</b>	<b>\$18,700</b>	<b>\$50,000</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**STATEN IS INST ARTS AND SCIENCES STATEN ISLAND MUSEUM**

**Asset # : 4371**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	75%			LIFE	**	5	\$27,300	
<i>Efflorescence, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick Cavity	10%			LIFE	**	5	\$3,600	
Masonry: Limestone	5%			LIFE	**	5	\$1,400	
Window Wall	10%	Now	\$18,200	2049	**	5	\$6,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Finishes And Trim On 3rd Floor</i>								
<b>Windows</b>								
Aluminum	100%	Now	\$30,900	2045	**	5	\$3,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Stairs</i>								
<b>Parapets</b>								
Masonry: Limestone	15%			LIFE	**	5	\$900	
<i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
No Component	85%							
<b>Roof</b>								
Copper/Terne	10%			2044	**	10	\$6,800	
Single Ply Membrane	15%			2034	**	10	\$4,100	
Slate	75%			LIFE	**			
<b>Soffits</b>								
Masonry: Limestone	100%			LIFE	**	5		
<b>Interior</b>								
<b>Floors</b>								
Carpet	60%			2028	\$311,900	3	\$35,200	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Cast in Place Concrete	15%			LIFE	**	5	\$12,800	
Ceramic Tile	2%			2038	**	5	\$800	
Vinyl Tile	23%	0-2	\$4,000	2034	**	3	\$3,400	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Pantry</i>								
<b>Interior Walls</b>								
Concrete Masonry Unit	10%			LIFE	**	5	\$1,500	
Gypsum Board	40%			LIFE	**	5	\$9,100	
Masonry: Brick	5%			LIFE	**			
Plaster	45%	Now	\$7,100	LIFE	**	5	\$5,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs Around Windows</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**STATEN IS INST ARTS AND SCIENCES STATEN ISLAND MUSEUM**

**Asset # : 4371**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	25%			2042	**	5	\$9,800	
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$7,300	
Plaster	40%			LIFE	**	5	\$9,800	
Plywood/Hardboard	10%			2039	**	1		
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	38%			2049	**			
Iron Picket	55%			2049	**			
Masonry: Brick	4%	Now	\$1,100	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	1%			2059	**			
Wood	2%			2027			\$900	
<b>Retaining Walls</b>								
Concrete Masonry Unit	50%			2049	**			
Masonry: Brick	36%	Now	\$5,200	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side Of Property</i>								
Masonry: Brick	14%			2059	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2042	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	9%	Now	\$1,100	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side Steps</i>								
Cast in Place Concrete	1%			2049	**			
Pavers/Stone	90%			2032	**			
<b>Parking/Driveway</b>								
Pavers/Stone	100%			2032	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Side Of Property</i>								
<i>Explanation : Gravel Lot</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2029	\$21,700	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**STATEN IS INST ARTS AND SCIENCES STATEN ISLAND MUSEUM**

**Asset # : 4371**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2029	\$34,000	5	\$600	
Raceway								
Conduit	5%			2039	**	1		
Conduit	95%			2029	\$31,000	1		
Panelboards								
Fused Disc Sw	5%			2028	\$1,200	5		
Molded Case Bkrs	10%			2037	**	5	\$100	
Molded Case Bkrs	85%			2028	\$19,900	5	\$500	
Wiring								
Braided Cloth	85%	2-4	\$24,600	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	15%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$58,500	5	\$200	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	40%			2034	**	10	\$9,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Office Areas</i>								
Incandescent	60%			2024	\$197,900	2	\$400	
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$3,200	
Exit, Service	40%			2034	**	1		
Exit, Service	10%			2024	\$700	1		
Exterior Lighting								
LED	100%			2037	**			
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2029	\$22,000	1	\$2,600	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Electricity	5%			2049	**	1		
Natural Gas	95%			2049	**	1		
Conversion Equipment								
Radiant Heater	5%			2034	**	2	\$600	
Steam Boiler	95%			2042	**	1	\$24,600	

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 IS INST ARTS AND SCIENCES STATEN ISLAND MUSEUM**

**Asset # : 4371**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Distribution								
Central Plant Steam Piping/Pmp	95%			2049	**	4	\$1,800	
No Component	5%							
Terminal Devices								
Convactor/Radiator	70%			2034	**	1	\$5,900	
Fan Coil Unit/Heat	25%			2029	\$95,400	1	\$2,100	
No Component	5%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Split Unit	80%			2029	\$435,300			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 80%</i>								
<i>Location : 7 Units. 3 Are In Rear Yard, 4 Are On Roof At 2nd Floor</i>								
No Component	20%							
Distribution								
Ductwork/Diffusers	80%			LIFE	**	2	\$27,200	
No Component	20%							
Terminal Devices								
Fan Coil - 2 Pipe	60%			2029	\$232,800	1	\$5,100	
Fan Coil - 4 Pipe	20%			2029	\$95,500	1	\$1,700	
No Component	20%							
Heat Rejection								
Dry Cooler	80%			2029	\$88,700	2	\$14,500	
No Component	20%							
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
Water Heater								
Gas Fired	100%			2024	\$15,500	2	\$400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$700	
Backflow Preventer								
Generic	100%			2039	**	1	\$1,600	
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor.</i>								
<i>Explanation : 1 Unit</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** : 10-May-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1,2  
**Block** : 76 **Lot** : 200 **BIN** : 5113026

**CAPITAL**

**Total**

Importance Code

**Total**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$2,500		\$4,700
Interior Architecture	\$12,200	\$3,100	\$800	
Electrical	\$300	\$500	\$300	\$8,300
Mechanical	\$4,700	\$2,900	\$4,900	\$2,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$21,200</b>	<b>\$13,000</b>	<b>\$9,800</b>	<b>\$19,700</b>
Importance Code A	\$500	\$3,000	\$500	\$5,300
Importance Code B	\$19,500	\$10,000	\$9,000	\$14,400
Importance Code C	\$1,200		\$400	
<b>Total</b>	<b>\$21,200</b>	<b>\$13,000</b>	<b>\$9,800</b>	<b>\$19,700</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**STATEN ISLAND CHILDREN'S MUSEUM BLDG O (BARN)**

**Asset # : 13438**

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick	65%			LIFE	**	5	\$13,000		
Masonry: Fieldstone	20%			LIFE	**	5	\$3,000		
Metal Panel	10%			2049	**	5-10	\$13,800		
Wood	5%			2042	**	5	\$5,000		
Windows									
Wood	100%			2045	**	5	\$26,000		
Roof									
Built-Up (BUR)	5%			2034	**	10	\$1,000		
Copper/Terne	70%			2057	**	10	\$33,200		
Plaza Roof: Stone Panels	20%			2055	**				
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Skylight, Metal/Glass	5%			2039	**	10	\$3,200		
Soffits									
Wood	100%			2034	**	5			
Interior									
Floors									
Cast in Place Concrete	40%	0-2	\$6,700	LIFE	**	5	\$13,600		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout 1st Floor</i>									
Ceramic Tile	5%			2038	**	5	\$800		
Slate	15%			LIFE	**	5	\$2,500		
Wood	40%	Now	\$4,300	2057	**	5	\$5,800		
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Main Room 2nd Floor</i>									
Interior Walls									
Cast in Place Concrete	3%	Now	\$1,200	LIFE	**				
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout 1st Floor</i>									
Ceramic Tile	6%			2038	**	5	\$700		
Glass: Single Pane	3%			LIFE	**	5	\$300		
Gypsum Board	35%			LIFE	**	5	\$2,600		
Masonry: Brick	15%			LIFE	**				
SGFT/Glazed Masonry	35%			LIFE	**				
Wood	3%			LIFE	**	5	\$1,500		
Ceilings									
AcousTileSusp.Lay-In	40%			2042	**	5	\$6,200		
Exposed Concrete	2%			LIFE	**	5			
Exposed Struc: Steel	10%			LIFE	**				
Exposed Struc: Wood	45%			LIFE	**				
Gypsum Board	3%			LIFE	**	5	\$600		
Site Enclosure									
Free Standing Walls									
Cast in Place Concrete	100%			2064	**				

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	75%			2042	**			
Pavers/Stone	25%			2032	**			
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2049	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2049	**	5	\$300	
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Fused Disc Sw	5%			2045	**	5		
Molded Case Bkrs	95%			2045	**	5	\$300	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	60%			2034	**	10	\$5,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	8%			2034	**	10	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby, Store And Stairway</i>								
<i>Explanation : Using T-5 Lamps</i>								
HID	2%			2034	**	10		
Incandescent	30%			2034	**	2	\$100	
Egress Lighting								
Emergency, Battery	60%			2034	**	10	\$1,400	
Exit, Service	40%			2034	**	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**  
**STATEN ISLAND CHILDREN'S MUSEUM BLDG O (BARN)**

**Asset # : 13438**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

## Lighting

## Exterior Lighting

HID	100%			2034	**	10		
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## Lightning Protection

## Arresters/Cabling

Generic	100%			2057	**	5	\$300	
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## Alarm

## Security System

No Component	70%							
Generic	30%			2034	**	1	\$1,100	

## Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$1,800	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

## Heating

## Energy Source

Natural Gas	100%			2049	**	1		
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## Conversion Equipment

Hot Water Boiler	100%			2042	**	1	\$4,900	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Ground Floor Boiler Room*

*Explanation : 1 Unit*

## Distribution

Hot Wtr Piping/Pump	100%			2045	**	4	\$700	
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## Terminal Devices

Air Handler	70%			2034	**	1	\$4,300	
Convactor/Radiator	30%			2042	**	1	\$1,000	

## Air Conditioning

## Energy Source

Electricity	100%			2045	**	1		
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## Conversion Equipment

Reciprocating Compr/Chiller	100%			2034	**	1	\$4,600	
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## Distribution

CW & CHW Wtr Pipe/Pump	100%			2049	**	4	\$700	
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## Terminal Devices

Air Handler/Cool/Ht	100%			2034	**	1	\$6,200	
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## Heat Rejection

Dry Cooler	25%			2034	**	2	\$1,700	
Water Cooling Tower	75%			2027		2	\$7,600	

## Ventilation

## Distribution

Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,600	
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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**  
**STATEN ISLAND CHILDREN'S MUSEUM BLDG O (BARN)**

**Asset # : 13438**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Ventilation</b>								
	Exhaust Fans							
	Interior	100%			2034	**	2	\$300
<b>Plumbing</b>								
	H/C Water Piping							
	Brass/Copper	100%			2049	**	1	
	Water Heater							
	Electric	100%			2027	\$8,600	4	\$100
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2034	**	4	\$300
	Sewage Ejector(s)							
	Electric	100%			2029	\$2,800	4	\$600
	Backflow Preventer							
	Generic	100%			2034	**	1	\$600
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor</i>					
			<i>Explanation : Installed In Janitor Closet</i>					
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								
	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Ground To The First Floor</i>					
			<i>Explanation : One Unit</i>					
<b>Fire Suppression</b>								
	Sprinkler							
	Generic	100%			2049	**	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.*

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** : 10-May-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2,3  
**Block** : 76 **Lot** : 200 **BIN** : 5113026

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$423,400	\$299,300
Mechanical		\$399,800
<b>Total</b>	<b>\$423,400</b>	<b>\$699,100</b>
Importance Code A	\$423,400	\$299,300
Importance Code B		\$399,800
<b>Total</b>	<b>\$423,400</b>	<b>\$699,100</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$5,800			\$4,600
Interior Architecture	\$121,100	\$7,200	\$600	\$4,600
Electrical	\$400	\$600	\$600	\$9,300
Mechanical	\$37,700	\$3,100	\$4,900	\$3,100
Site Enclosure	\$100			
Site Pavements	\$27,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$196,800</b>	<b>\$14,900</b>	<b>\$10,000</b>	<b>\$25,700</b>
Importance Code A	\$6,700	\$900	\$900	\$5,500
Importance Code B	\$155,300	\$14,000	\$9,100	\$20,100
Importance Code C	\$34,900			
<b>Total</b>	<b>\$196,800</b>	<b>\$14,900</b>	<b>\$10,000</b>	<b>\$25,700</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**STATEN ISLAND CHILDREN'S MUSEUM BUILDING M**  
**Asset # : 3007**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	3%			LIFE	**	5	\$41,500	
Masonry: Brick	80%	Now	\$348,200	LIFE	**	5	\$221,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above 3rd Floor Windows</i>								
Masonry: Limestone	5%			LIFE	**	5	\$10,400	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Sandstone	5%			LIFE	**	5	\$10,400	
Window Wall	7%			2049	**	5	\$72,700	
<b>Windows</b>								
Wood	100%	0-2	\$38,900	2037	**	5	\$16,500	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First Floor</i>								
<b>Roof</b>								
Cast in Place Concrete	5%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : Over Connector Basement</i>								
<i>Explanation : Concrete With Glass Block Units</i>								
Copper/Terne	50%	Now	\$5,400	2057	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$500	2042	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	30%			2034	**	10	\$4,600	
Panel/Paver: Cer/Brk	5%			2049	**	10	\$1,000	
Skylight, Metal/Glass	5%			2049	**	10	\$2,600	
<b>Soffits</b>								
Metal Panel	100%			2049	**	5-10		
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Connector</i>								

**Interior**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**STATEN ISLAND CHILDREN'S MUSEUM BUILDING M**  
**Asset # : 3007**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	35%	0-2	\$107,700	2031	**	3	\$12,100	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 66%</i>								
<i>Location : 3rd Floor Offices Throughout</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 66%</i>								
<i>Location : 3rd Floor Offices Throughout</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$2,500	
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout Basement</i>								
Ceramic Tile	5%			2038	**	5	\$1,200	
Slate	5%			LIFE	**	5	\$1,200	
Vinyl Tile	20%	Now	\$800	2034	**	3	\$1,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Mechanical Area</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Mechanical Area</i>								
Wood	30%			2057	**	5	\$13,000	
Interior Walls								
Gypsum Board	70%	Now	\$4,500	LIFE	**	5	\$12,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout 3rd Floor And Stair</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout 3rd Floor And Stair</i>								
Plaster	20%	Now	\$2,500	LIFE	**	5	\$1,800	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stair, East Windows On Third Floor</i>								
Plywood/Hardboard	10%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	5%			2042	**	5	\$1,400	
Exposed Concrete	10%			LIFE	**	5	\$400	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	45%			LIFE	**	5	\$13,000	
Plaster	35%	Now	\$5,500	LIFE	**	5	\$5,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout 3rd Floor</i>								
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%	Now	\$100	2064	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Front Ramp</i>								
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
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 ISLAND CHILDREN'S MUSEUM BUILDING M**

**Asset # : 3007**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

Site Pavements

On-Site Walkways

Cast in Place Concrete	25%			2042	**			
Pavers/Stone	75%	Now	\$27,800	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Activity Yard

Cast in Place Concrete	50%			2042	**			
Rubber Matting	50%			2034	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$21,700	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Ampere Main Disconnect Switch</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2029	\$34,000	5	\$100	
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Raceway

Conduit	75%			2029	\$24,500	1		
Conduit	25%			2049	**	1		

Panelboards

Fused Disc Sw	5%			2028	\$800	5		
Molded Case Bkrs	30%			2045	**	5	\$100	
Molded Case Bkrs	65%			2028	\$10,100	5	\$300	

Motor Controllers

Locally Mounted	20%			2042	**	5		
Locally Mounted	80%			2027	\$25,900	5	\$100	

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$200	
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Lighting

Interior Lighting

Fluorescent	45%			2034	**	10	\$6,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								

Fluorescent	4%			2034	**	10	\$600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby And Stairway</i>								

HID	1%			2034	**	10		
Incandescent	50%			2034	**	2	\$200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**STATEN ISLAND CHILDREN'S MUSEUM BUILDING M**

**Asset # : 3007**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

## Lighting

## Egress Lighting

Emergency, Battery	50%			2034	**	10	\$1,900	
Exit, LED	20%			2057	**	1		
Exit, Service	30%			2034	**	1		

## Alarm

## Security System

No Component	70%							
Generic	30%			2034	**	1	\$1,700	

## Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$2,900	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

## Heating

## Energy Source

Plant Campus Steam / PRV	100%			2039	**	1		
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement*

*Explanation : Steam Comes From Snug Harbor Power Plant*

## Conversion Equipment

Heat Exchanger, Plate & Frame	50%			2038	**	1	\$4,400	
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*Other Observation, Extent : Light, Area Affected : 50%*

*Location : Basement*

*Explanation : 1 Unit*

Heat Exchanger, Plate & Frame	50%			2032	**	1	\$4,400	
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*Other Observation, Extent : Light, Area Affected : 50%*

*Location : Basement*

*Explanation : 1 Unit*

## Distribution

Hot Wtr Piping/Pump	90%	Now	\$2,500	2037	**	4	\$800	
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*Insul. Deteriorating, Extent : Severe, Area Affected : 30%*

*Location : All Piping In Basement*

*Malfunctioning, Extent : Severe, Area Affected : 100%*

*Location : Pneumatic Control System, Throughout*

*Not in Service, Extent : Severe, Area Affected : 30%*

*Location : 1 Out Of 3 Booster Pumps, Basement*

Central Plant Steam Piping/Pmp	10%	Now	\$29,600	2059	**	4	\$100	
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*Other Observation, Extent : Severe, Area Affected : 100%*

*Location : Basement*

*Explanation : 2 Vacuum Condensate Units - 1 Obsolete, 1 On Extended Life*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**STATEN ISLAND CHILDREN'S MUSEUM BUILDING M**

**Asset # : 3007**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Heating</b>								
Terminal Devices								
	Air Handler	60%			2029	\$147,600	1	\$6,700
	Convactor/Radiator	40%			2034	**	1	\$2,300
<b>Air Conditioning</b>								
Energy Source								
	District Chilled Water	100%			2039	**	1	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Chilled Water From Power House - Building L</i>								
Distribution								
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$2,100	2039	**	4	\$900
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Terminal Devices								
	Air Handler/Cool/Ht	100%			2029	\$196,200	1	\$11,100
<b>Ventilation</b>								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,000
Exhaust Fans								
	Interior	90%			2029	\$56,000	2	\$500
	Wall Unit	10%			2029	\$600	2	\$100
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Repair Shop, Basement</i>								
<i>Explanation : 1 Unit</i>								
<b>Plumbing</b>								
H/C Water Piping								
	Brass/Copper	100%			2039	**	1	
Water Heater								
	Electric	100%			2027	\$15,400	4	\$100
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
<b>Vertical Transport</b>								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
<b>Fire Suppression</b>								
Sprinkler								
	No Component	30%						
	Generic	70%			2039	**	1-2	\$3,500

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** : 31-May-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 314 **Lot** : 70 **BIN** : 5106733

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture		\$119,800
<b>Total</b>		<b>\$119,800</b>
Importance Code A		\$119,800
<b>Total</b>		<b>\$119,800</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture				\$2,400
Interior Architecture		\$2,700		
Electrical				
<b>Total</b>		<b>\$2,700</b>		<b>\$2,400</b>
Importance Code A				\$2,400
Importance Code B		\$2,700		
<b>Total</b>		<b>\$2,700</b>		<b>\$2,400</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**STATEN ISLAND ZOOLOGICAL SOCIETY CHILDREN'S CAROUSEL**

**Asset # : 14808**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Glass: Special Gauge	100%			LIFE	**	1		
Roof								
Sloped Glazing	100%			LIFE	**	5	\$119,800	
Soffits								
Metal Panel	100%			2049	**	5-10	\$8,700	
<b>Interior</b>								
Floors								
Steel Grating	60%			2049	**	1		
Wood	40%			2057	**	5	\$5,300	
Interior Walls								
Plywood/Hardboard	100%			LIFE	**			
Ceilings								
Exposed Struc: Steel	100%			LIFE	**			
<b>Site Enclosure</b>								
Fence/Gates								
Exposed Struc: Steel	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steel Handrails</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Raceway								
Conduit	100%			2059	**	1		
Panelboards								
Molded Case Bkrs	100%			2054	**	5		
Wiring								
Thermoplastic	100%			2059	**	1		
Motor Controllers								
Locally Mounted	100%			2049	**	5		
<b>Lighting</b>								
Interior Lighting								
LED	100%			2039	**			
Egress Lighting								
Emergency, Battery	50%			2039	**	10	\$200	
Exit, LED	50%			2069	**	1		
Exterior Lighting								
LED	100%			2039	**			

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**STATEN ISLAND ZOOLOGICAL SOCIETY CHILDREN'S CAROUSEL**  
**Asset # : 14808**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of</b>	<b>Fail Date</b>	<b>Estimated Cost</b>	<b>Year</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost</b>	<b>Priority</b>
	<b>Type</b>	<b>Total</b>	<b>(Years)</b>		<b>FY</b>		<b>(Yrs)</b>		
Heating									
	Energy Source								
	Electricity	100%			2059	* *	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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** : 31-May-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1,Mz  
**Block** : 314 **Lot** : 70 **BIN** : 5106733

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture		\$41,700
<b>Total</b>		<b>\$41,700</b>
Importance Code B		\$41,700
<b>Total</b>		<b>\$41,700</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$27,400		
Interior Architecture		\$600		\$1,000
Electrical				
Mechanical	\$100	\$100	\$100	\$100
<b>Total</b>	<b>\$100</b>	<b>\$28,100</b>	<b>\$100</b>	<b>\$1,100</b>
Importance Code A		\$27,400		
Importance Code B	\$100	\$700	\$100	\$1,100
Importance Code C				
<b>Total</b>	<b>\$100</b>	<b>\$28,100</b>	<b>\$100</b>	<b>\$1,100</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126  
STATEN ISLAND ZOOLOGICAL SOCIETY HORSE BARN**

**Asset # : 13598**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Wood	100%			2042	**	5	\$34,400	
		<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
Windows								
Aluminum	100%			2045	**	5	\$500	
Roof								
Metal Panel	100%			2042	**	10	\$10,200	
Soffits								
Metal Panel	100%			2049	**	5-10		
<b>Interior</b>								
Floors								
Cast in Place Concrete	55%			LIFE	**	5	\$5,400	
Sheet Vinyl/Rubber	30%			2029		5	\$2,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Animal Pens</i>						
		<i>Explanation : Rubber Mats</i>						
Wood	15%			2057	**	5	\$1,300	
		<i>Other Observation, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Mezzanine Level</i>						
		<i>Explanation : Used As Hay Loft</i>						
Interior Walls								
Gypsum Board	10%			LIFE	**	5	\$200	
Wood	90%			LIFE	**	5	\$14,500	
Ceilings								
Exposed Struc: Wood	100%			LIFE	**			
<b>Site Enclosure</b>								
Fence/Gates								
Wood	100%			2027				

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2039	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 200 Ampere Main Disconnect Switch</i>						
Raceway								
Conduit	100%			2039	**	1		
Panelboards								
Fused Disc Sw	5%			2037	**	5		
Molded Case Bkrs	95%			2037	**	5	\$100	
Wiring								
Thermoplastic	100%			2039	**	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 HORSE BARN**

**Asset # : 13598**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2034	**	5		
Lighting								
Interior Lighting								
Flourescent	50%			2029	\$8,900	10	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Flourescent Lamps</i>								
LED	50%			2039	**			
Egress Lighting								
Emergency, Battery	50%			2029	\$2,100	10	\$400	
Exit, Service	50%			2029	\$500	1		
Exterior Lighting								
HID	100%			2029	\$11,800	10		

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Ventilation								
Exhaust Fans								
Roof	100%			2029	\$4,900	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Electric	100%			2029	\$2,600	4		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
Sanitary Piping								
Cast Iron	10%			LIFE	**	1		
No Component	90%							
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2034	**	1	\$200	
Fire Suppression								
Sprinkler								
No Component	30%							
Generic	70%			2049	**	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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** : 30-May-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 314 **Lot** : 70 **BIN** : 5106734

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$102,400	
Interior Architecture	\$43,300	
Mechanical	\$154,900	\$50,000
<b>Total</b>	<b>\$300,600</b>	<b>\$50,000</b>
Importance Code A	\$102,400	\$50,000
Importance Code B	\$198,200	
<b>Total</b>	<b>\$300,600</b>	<b>\$50,000</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$36,900	\$1,300		\$9,000
Interior Architecture	\$24,400		\$200	
Electrical	\$200	\$200	\$300	\$3,300
Mechanical	\$6,300	\$1,600	\$2,100	\$12,200
Site Enclosure	\$4,400			
<b>Total</b>	<b>\$72,100</b>	<b>\$3,100</b>	<b>\$2,600</b>	<b>\$24,600</b>
Importance Code A	\$41,900	\$1,600	\$300	\$9,400
Importance Code B	\$6,900	\$1,500	\$2,300	\$15,200
Importance Code C	\$23,300			
<b>Total</b>	<b>\$72,100</b>	<b>\$3,100</b>	<b>\$2,600</b>	<b>\$24,600</b>



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**STATEN ISLAND ZOOLOGICAL SOCIETY HOSPITAL BUILDING**

**Asset # : 2322**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	85%	Now	\$20,000	LIFE	**	5	\$12,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Window Wall	15%			2049	**	5	\$8,400	
<b>Windows</b>								
Aluminum	100%			2045	**	5	\$200	
<b>Parapets</b>								
Cast Stone/Terra Cotta	10%	Now	\$16,900	LIFE	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	40%			LIFE	**	5	\$900	
No Component	50%							
<b>Roof</b>								
Metal Panel	5%			2042	**	10	\$1,300	
Single Ply Membrane	35%			2034	**	10	\$4,800	
Slate	43%	0-2	\$52,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Slate	2%			LIFE	**			
Sloped Glazing	15%	Now	\$50,300	LIFE	**	5	\$27,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$1,100	
Ceramic Tile	5%			2038	**	5	\$500	
Terrazzo	90%	0-2	\$43,300	LIFE	**	5	\$7,000	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Concrete Masonry Unit	60%	Now	\$18,900	LIFE	**	5	\$3,300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	40%			LIFE	**	5	\$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 ZOOLOGICAL SOCIETY HOSPITAL BUILDING**

**Asset # : 2322**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	25%	Now	\$4,200	2042	**	5	\$1,200	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Below Flat Roofs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Below Flat Roofs</i>								
Exposed Concrete	25%			LIFE	**	5	\$400	
Gypsum Board	25%	Now	\$1,300	LIFE	**	5	\$3,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Plaster	25%			LIFE	**	5	\$1,600	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	100%			2049	**			
<b>Free Standing Walls</b>								
Masonry: Brick	100%	2-4	\$4,400	2049	**			
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	90%			2029	\$2,400	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	10%			2029	\$300	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 100 Ampere Main Disconnect Switch For Emergency</i>								
<b>Raceway</b>								
Conduit	100%			2029	\$8,900	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2028	\$800	5		
Molded Case Bkrs	95%			2028	\$14,800	5	\$200	
<b>Wiring</b>								
Thermoplastic	100%			2029	\$11,100	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2027	\$19,500	5		
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$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**  
**STATEN ISLAND ZOOLOGICAL SOCIETY HOSPITAL BUILDING**  
**Asset # : 2322**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	20%			2034	**	10	\$1,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : New Addition</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	80%			2039	**	10	\$4,900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
<b>Egress Lighting</b>								
Emergency, Service	45%			2039	**	1		
Emergency, Battery	10%			2024	\$900	10	\$200	
Exit, LED	35%			2069	**	1		
Exit, Service	10%			2024	\$200	1		
<b>Exterior Lighting</b>								
Fluorescent	100%			2034	**	10	\$600	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Perimeter Of The Building</i>							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2034	**	1	\$700	
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$1,200	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2039	**	1		
<b>Conversion Equipment</b>								
Hot Water Boiler	100%	0-2	\$5,000	2027	\$50,000	1	\$3,000	
	<i>Obsolete Equipment, Extent : Severe, Area Affected : 60%</i>							
	<i>Location : Boiler For Old Section Appears To Be Undersized</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : One Unit For Old Section And One For New Section</i>							
	<i>Explanation : Two Units</i>							
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2028	\$10,100	4	\$300	
<b>Terminal Devices</b>								
Air Handler	100%			2024	\$91,200	1	\$4,100	
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2037	**	1		

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**STATEN ISLAND ZOOLOGICAL SOCIETY HOSPITAL BUILDING**  
**Asset # : 2322**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
	Reciprocating Compr/Chiller	50%			2024	\$27,500	1	\$1,500
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 50%</i>				
				<i>Location : Outside On The Ground</i>				
	Reciprocating Compr/Chiller	50%			2034	**	1	\$1,500
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 50%</i>				
				<i>Location : Outside On The Ground</i>				
<b>Terminal Devices</b>								
	Air Handler/Dir Expansion	50%			2024	\$36,200	1	
	Air Handler/Dir Expansion	50%			2034	**	1	
<b>Heat Rejection</b>								
	Air Cooled Condenser Unit	50%			2024	\$6,500	2	\$2,300
	Air Cooled Condenser Unit	50%			2029	\$6,500	2	\$2,300
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,700
<b>Exhaust Fans</b>								
	Roof	100%			2029	\$10,800	2	\$200
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	50%			2049	**	1	
	Galvanized Steel	50%			2027	\$14,200	1	
<b>Water Heater</b>								
	Gas Fired	100%			2024	\$4,000	2	\$100
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Backflow Preventer</b>								
	Generic	100%			2034	**	1	\$400
<b>Fixtures</b>								
	Generic	100%						

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** : 30-May-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 314 **Lot** : 70 **BIN** : 5106733

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$568,800	\$146,400
Interior Architecture	\$54,900	\$756,900
Mechanical	\$433,800	\$1,183,700
<b>Total</b>	<b>\$1,057,500</b>	<b>\$2,087,000</b>
Importance Code A	\$568,800	\$146,400
Importance Code B	\$488,700	\$1,732,600
Importance Code C		\$208,000
<b>Total</b>	<b>\$1,057,500</b>	<b>\$2,087,000</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$70,300	\$1,100		\$1,700
Interior Architecture	\$55,300	\$3,200	\$5,600	\$7,800
Electrical	\$4,200	\$5,200	\$6,500	\$25,000
Mechanical	\$14,800	\$19,400	\$17,400	\$17,500
Site Enclosure	\$400			
Site Pavements	\$47,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$195,900</b>	<b>\$32,800</b>	<b>\$33,500</b>	<b>\$55,900</b>
Importance Code A	\$74,500	\$5,300	\$4,200	\$6,000
Importance Code B	\$66,200	\$27,500	\$26,900	\$49,900
Importance Code C	\$55,200		\$2,400	
<b>Total</b>	<b>\$195,900</b>	<b>\$32,800</b>	<b>\$33,500</b>	<b>\$55,900</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING**

**Asset # : 2321**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%	Now	\$6,800	LIFE	**	5	\$7,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : South Wing</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$25,900	LIFE	**	5	\$41,300	
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Reptile Wing, West Wing</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Chimney</i>								
Masonry: Granite	3%	0-2	\$3,400	LIFE	**	5	\$1,000	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Maintenance Areas</i>								
Granite Panels	3%			LIFE	**	5	\$1,000	
Window Wall	2%			2049	**	5	\$3,400	
Windows								
Aluminum	94%			2045	**	5	\$4,000	
Metal Louvers	1%			2038	**	10	\$300	
Wood	5%			2037	**	5	\$2,100	
<i>Deteriorated Finish, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	33%			LIFE	**	5	\$800	
Pre-Cast Concrete	7%			LIFE	**	5	\$1,100	
No Component	60%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Slate Roof</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING**

**Asset # : 2321**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Metal Panel	5%	Now	\$3,900	2042		**		
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	30%	Now	\$278,800	2039		**		
<i>Alligatoring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Debris Present, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Reptile Wing Roof</i>								
<i>Explanation : Loose Ballast</i>								
Skylight, Metal/Glass	3%	Now	\$30,400	2049		**		
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Slate	50%	Now	\$289,900	LIFE		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Sloped Glazing	12%			LIFE		**	5	\$105,100
Soffits								
Glass: Special Gauge	45%			LIFE		**	1	
Metal Panel	30%			2049		**	5-10	
Stucco Cement	25%			2034		**	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**  
**STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING**

**Asset # : 2321**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	12%	Now	\$5,100	2028	\$101,200	3	\$11,400	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor Office</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor Office</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 2nd Floor Office</i>								
Cast in Place Concrete	25%	Now	\$3,400	LIFE	**	5	\$34,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout Basement</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	10%			2038	**	5	\$6,300	
Quarry Tile	5%			2042	**	5	\$4,800	
Sheet Vinyl/Rubber	28%	Now	\$54,900	2029	\$548,900	5	\$13,300	
<i>Misaligned/Bulging, Extent : Light, Area Affected : 1%</i>								
<i>Location : Reptile Wing</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Lecture Hall</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Lecture Hall</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Basement</i>								
Traffic Topping	10%			2034	**	5	\$7,900	
Vinyl Tile	10%			2034	**	3	\$2,400	
Interior Walls								
Cast in Place Concrete	5%	Now	\$16,200	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room And Throughout Basement</i>								
Ceramic Tile	5%			2038	**	5	\$4,900	
Concrete Masonry Unit	5%			LIFE	**	5	\$2,000	
Fabric on Framing	2%	Now	\$10,400	2027	\$208,000	5	\$500	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Africa Wing</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Africa Wing</i>								
<i>Explanation : Carpet On Wall</i>								
Glass: Special Gauge	18%			LIFE	**	1		
Gypsum Board	30%			LIFE	**	5	\$17,600	
Masonry: Brick	5%			LIFE	**			
Plaster	20%			LIFE	**	5	\$5,900	
SGFT/Glazed Masonry	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**  
**STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING**

**Asset # : 2321**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	30%	Now	\$3,200	2034	**	5	\$9,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout Basement</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Basement</i>								
Exposed Concrete	8%	Now	\$17,000	LIFE	**	5	\$800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
Exposed Struc: Steel	2%			LIFE	**			
Exposed Struc: Wood	5%			LIFE	**			
Gypsum Board	30%			LIFE	**	5	\$23,800	
Plaster	25%			LIFE	**	5	\$9,900	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	95%			2049	**			
Iron Picket	5%	Now	\$400	2049	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Gate</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Main Gate</i>								
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	30%			2042	**			
Pavers/Stone	70%	Now	\$18,800	2038	**			
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along Broadway</i>								
<b>On-Site Walkways</b>								
Asphalt	50%	Now	\$9,600	2032	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%			2042	**			
Pavers/Stone	40%	2-4	\$18,600	2038	**			
<i>Sinking/Subsiding, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

Under 600 Volts

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING**

**Asset # : 2321**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
	Fused Disc Sw	70%			2049	**	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1200 Ampere Main Disconnect Switches</i>								
	Fused Disc Sw	30%			2049	**	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1200 Ampere Main Disconnect Switches For Emergency</i>								
<b>Switchgear / Switchboard</b>								
	Molded Case Bkrs	100%			2049	**	5	\$1,100
<b>Raceway</b>								
	Conduit	100%			2049	**	1	
<b>Panelboards</b>								
	Fused Disc Sw	5%			2045	**	5	\$100
	Molded Case Bkrs	95%			2045	**	5	\$1,100
<b>Wiring</b>								
	Thermoplastic	100%			2049	**	1	
<b>Motor Controllers</b>								
	Locally Mounted	100%			2042	**	5	\$300
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	100%			LIFE	**	5	\$600
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
	Automatic	100%			2042	**	1	\$13,200
<b>Generators</b>								
	Diesel	100%			2038	**	1	\$16,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : One 600 Kilowatt</i>								
<b>Batteries</b>								
	Lead/Acid	100%			2023	\$1,600	5	\$1,600
<b>Fuel Storage</b>								
	Main Tank	100%			2057	**	5	\$1,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Outside The Building</i>								
<i>Explanation : One 300 Gallon Tank</i>								
<b>Lighting</b>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING**

**Asset # : 2321**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	30%			2034	**	10	\$11,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	20%			2034	**	10	\$7,800	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
HID	5%			2034	**	10	\$100	
LED	45%			2039	**			
<b>Egress Lighting</b>								
Emergency, Service	50%			2034	**	1		
Emergency, Battery	5%			2034	**	10	\$500	
Exit, LED	40%			2057	**	1		
Exit, Service	5%			2034	**	1		
<b>Exterior Lighting</b>								
HID	100%			2034	**	10	\$100	
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2034	**	1	\$4,800	
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$7,900	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2039	**	1		
<b>Conversion Equipment</b>								
Steam Boiler	100%			2049	**	1	\$41,900	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 5 Units</i>						
<b>Distribution</b>								
Hot Wtr Piping/Pump	80%			2037	**	4	\$2,500	
Central Plant Steam Piping/Pmp	20%			2039	**	4	\$400	

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING**

**Asset # : 2321**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Terminal Devices								
	Air Handler	20%		2024	\$116,300	1	\$5,200	
	Air Handler	50%		2029	\$290,700	1	\$13,100	
	Convactor/Radiator	20%		2027	\$44,300	1	\$2,700	
	Unit Heater - Steam	10%		2029	\$14,800	4	\$600	
<b>Air Conditioning</b>								
Energy Source								
	Electricity	100%		2037	**	1		
Conversion Equipment								
	Reciprocating Compr/Chiller	100%		2029	\$350,900	1	\$19,600	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Distribution								
	CW & CHW Wtr Pipe/Pump	100%		2049	**	4	\$3,100	
Terminal Devices								
	Air Handler/Cool/Ht	80%		2029	\$370,900	1	\$21,000	
	Air Handler/Cool/Ht	20%		2024	\$92,700	1	\$5,200	
Heat Rejection								
	Dry Cooler	100%		2024	\$224,800	2	\$29,500	
<b>Ventilation</b>								
Distribution								
	Ductwork/Diffusers	60%		LIFE	**	2-5	\$14,200	
	Ductwork/Diffusers	40%		LIFE	**	2-5	\$9,400	
Exhaust Fans								
	Interior	70%		2034	**	2	\$900	
	Roof	30%		2029	\$20,600	2	\$400	
<b>Plumbing</b>								
H/C Water Piping								
	Brass/Copper	30%		2049	**	1		
	Galvanized Steel	70%		2027	\$127,000	1		
HW Heat Exchanger								
	Steam Fired	100%		2039	**	4	\$4,200	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Submersible	100%		2022	\$1,400	4	\$1,400	
Sewage Ejector(s)								
	Electric	100%		2029	\$12,000	4	\$2,600	
Backflow Preventer								
	Generic	100%		2029	\$10,500	1	\$2,600	
Fixtures								
	Generic	100%						
<b>Vertical Transport</b>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING**

**Asset # : 2321**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To The Second Floor.</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression	Sprinkler							
	No Component	60%						
	Generic	40%			2039		**	1-2 \$4,700

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** : 30-May-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 314 **Lot** : 70 **BIN** : 5141695

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$331,500	\$52,800
<b>Total</b>	<b>\$331,500</b>	<b>\$52,800</b>
Importance Code A	\$331,500	\$52,800
<b>Total</b>	<b>\$331,500</b>	<b>\$52,800</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$46,300			\$11,100
Interior Architecture	\$32,300		\$5,700	
Electrical			\$100	\$19,700
Mechanical	\$300	\$300	\$400	\$38,900
<b>Total</b>	<b>\$78,800</b>	<b>\$300</b>	<b>\$6,100</b>	<b>\$69,600</b>
Importance Code A	\$46,500	\$200	\$200	\$22,400
Importance Code B	\$32,300		\$1,300	\$47,200
Importance Code C			\$4,600	
<b>Total</b>	<b>\$78,800</b>	<b>\$300</b>	<b>\$6,100</b>	<b>\$69,600</b>



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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**STATEN ISLAND ZOOLOGICAL SOCIETY MAINTENANCE/COMMISSARY BLDG.**

**Asset # : 2164**

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick	100%	2-4	\$83,000	LIFE	**	5	\$52,800		
<i>Diagonal Cracks, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Windows									
Wood	100%	Now	\$106,200	2037	**	5	\$30,200		
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
<i>Deteriorated Finish, Extent : Light, Area Affected : 75%</i>									
<i>Location : Throughout</i>									
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Paint Peeling, Extent : Light, Area Affected : 75%</i>									
<i>Location : Throughout</i>									
Parapets									
Cast Stone/Terra Cotta	10%	Now	\$15,200	LIFE	**	5	\$8,900		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Masonry: Brick	90%	4+	\$31,100	LIFE	**	5	\$10,300		
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Roof									
Built-Up (BUR)	27%			2034	**	10	\$11,100		
Single Ply Membrane	70%	Now	\$142,300	2034	**				
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Skylight, Plastic	3%			2042	**	1			
Soffits									
Stucco Cement	50%			2042	**	5			
Wood	50%			2034	**	5			

Interior

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**STATEN ISLAND ZOOLOGICAL SOCIETY MAINTENANCE/COMMISSARY BLDG.**

**Asset # : 2164**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	55%			LIFE	**	5	\$26,400	
<i>Paint Peeling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout Maintenance Space</i>								
Ceramic Tile	10%			2038	**	5	\$2,200	
Terrazzo	35%			LIFE	**	5	\$6,000	
<b>Interior Walls</b>								
Ceramic Tile	50%			2038	**	5	\$9,200	
Masonry: Brick	50%			LIFE	**			
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
Gypsum Board	5%	Now	\$2,300	LIFE	**	5	\$1,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Maintenance Areas</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Maintenance Areas</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Maintenance Areas</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Maintenance Areas</i>								
Metal Panel	45%			LIFE	**	5	\$12,300	
Plaster	50%	Now	\$30,000	LIFE	**	5	\$6,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Maintenance Areas</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Maintenance Areas</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Maintenance Areas</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	50%			2049	**			
Wood	50%			2030				
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : PVC</i>								
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Asphalt	50%			2038	**			
Cast in Place Concrete	10%			2042	**			
Pavers/Stone	40%			2038	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**Under 600 Volts**

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**STATEN ISLAND ZOOLOGICAL SOCIETY MAINTENANCE/COMMISSARY BLDG.**

**Asset # : 2164**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2029	\$1,500	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch</i>								
Raceway								
Conduit	100%			2029	\$3,900	1		
Panelboards								
Fused Disc Sw	5%			2028	\$400	5		
Molded Case Bkrs	95%			2028	\$7,400	5	\$100	
Wiring								
Thermoplastic	100%			2029	\$8,500	1		
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
<b>Lighting</b>								
Interior Lighting								
Fluorescent	100%			2037	**	10	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	40%			2024	\$2,700	10	\$500	
Emergency, Battery	10%			2037	**	10	\$100	
Exit, LED	50%			2064	**	1		
Exterior Lighting								
Fluorescent	100%			2024	\$16,000	10	\$400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2039	**	1		
Conversion Equipment								
Furnace	100%			2024	\$11,000	1	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside The Wall</i>								
<i>Explanation : Two Units</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2037	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**STATEN ISLAND ZOOLOGICAL SOCIETY MAINTENANCE/COMMISSARY BLDG.**  
**Asset # : 2164**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
	Ext Pkg Unit - Heating/Cooling	40%			2024	\$23,500	2	\$100
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>						
		<i>Location : Roof</i>						
	Window/Wall Unit	10%			2024	\$1,000	1	
	No Component	50%						
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	40%			LIFE	**	2-5	\$1,100
	No Component	60%						
<b>Exhaust Fans</b>								
	Roof	40%			2024	\$3,100	2	\$100
	No Component	60%						
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%			2039	**	1	
<b>Water Heater</b>								
	Gas Fired	100%			2027	\$2,900	2	\$100
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Fixtures</b>								
	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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** : 31-May-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 314 **Lot** : 70 **BIN** : 5106735

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Interior Architecture	\$35,900	
<b>Total</b>	<b>\$35,900</b>	
Importance Code B	\$35,900	
<b>Total</b>	<b>\$35,900</b>	

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture		\$200		
Interior Architecture	\$7,600			
Electrical				\$13,600
Site Enclosure	\$9,400			
<b>Total</b>	<b>\$17,000</b>	<b>\$300</b>		<b>\$13,600</b>
Importance Code A		\$200		
Importance Code B	\$7,600			\$13,600
Importance Code C	\$9,400			
<b>Total</b>	<b>\$17,000</b>	<b>\$300</b>		<b>\$13,600</b>



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**STATEN ISLAND ZOOLOGICAL SOCIETY OPEN AIR PAVILION**

**Asset # : 4495**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	9%			LIFE	**	5	\$100	
Masonry: Limestone	1%			LIFE	**	5		
Wood	10%			2042	**	5	\$500	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
No Component	80%							
<b>Roof</b>								
Slate	80%			LIFE	**			
Sloped Glazing	20%			LIFE	**	5	\$27,400	
<b>Soffits</b>								
Wood	100%			2042	**	5		
<b>Interior</b>								
Floors								
Panel/Paver: Cer/Brk	100%	4+	\$7,600	2045	**	5	\$3,500	
<i>Misaligned/Bulging, Extent : Light, Area Affected : 10%</i>								
<i>Location : Along Parimeter Wall</i>								
<b>Ceilings</b>								
Exposed Struc: Wood	100%	4+	\$35,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<b>Site Enclosure</b>								
Free Standing Walls								
Masonry: Brick	100%	4+	\$9,400	2049	**			
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Raceway								
Conduit	100%			2039	**	1		
Wiring								
Thermoplastic	100%			2029	\$8,500	1		
<b>Lighting</b>								
Interior Lighting								
Incandescent	100%			2024	\$7,900	2		
Exterior Lighting								
HID	100%			2024	\$5,700	10		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** : 31-May-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1  
**Block** : 314 **Lot** : 70 **BIN** : 5141696

**CAPITAL**

**Total**

Importance Code

**Total**

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture				\$2,300
Interior Architecture	\$14,000	\$100	\$1,200	
Electrical				\$2,200
Mechanical	\$800	\$500	\$700	\$800
<b>Total</b>	<b>\$14,800</b>	<b>\$700</b>	<b>\$1,900</b>	<b>\$5,300</b>
Importance Code A	\$100	\$100	\$100	\$2,500
Importance Code B	\$3,200	\$600	\$600	\$2,800
Importance Code C	\$11,500		\$1,200	
<b>Total</b>	<b>\$14,800</b>	<b>\$700</b>	<b>\$1,900</b>	<b>\$5,300</b>



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**STATEN ISLAND ZOOLOGICAL SOCIETY ZOO CAFE AND GIFT SHOP**  
**Asset # : 2799**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$6,700	
Windows								
Aluminum	100%			2045	**	5	\$900	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5		
Masonry: Brick	20%			LIFE	**	5		
No Component	75%							
Roof								
Single Ply Membrane	30%			2034	**	10	\$2,300	
Slate	50%			LIFE	**			
Sloped Glazing	20%			LIFE	**	5	\$20,600	
Soffits								
Metal Panel	100%			2049	**	5-10		
<b>Interior</b>								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$600	
Quarry Tile	85%	Now	\$2,500	2042	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Entrance Doors</i>								
Interior Walls								
Cast in Place Concrete	35%	Now	\$11,500	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
Ceramic Tile	25%			2038	**	5	\$2,500	
Gypsum Board	5%			LIFE	**	5	\$300	
Masonry: Brick	35%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	15%			2042	**	5	\$300	
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	75%			LIFE	**	5	\$1,800	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2049	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 350 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2049	**	5	\$100	
Raceway								
Conduit	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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Fused Disc Sw	5%			2045	**	5		
Molded Case Bkrs	95%			2045	**	5	\$100	
<b>Wiring</b>								
Thermoplastic	100%			2049	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2042	**	5		
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	50%			2034	**	10	\$1,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	30%			2034	**	10	\$600	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
LED	20%			2039	**			
<b>Egress Lighting</b>								
Emergency, Battery	50%			2034	**	10	\$300	
Exit, Service	50%			2034	**	1		
<b>Exterior Lighting</b>								
Fluorescent	100%			2034	**	10	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : Using Compact Fluorescent Lamps</i>						

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2049	**	1		
<b>Conversion Equipment</b>								
Furnace	100%			2034	**	1	\$1,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Two Units And No Perimeter Heat</i>						
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2045	**	1		
<b>Conversion Equipment</b>								
Ext Pkg Unit - Heating/Cooling	100%			2034	**	2	\$100	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2 Units On The Roof</i>						

**Ventilation**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**STATEN ISLAND ZOOLOGICAL SOCIETY ZOO CAFE AND GIFT SHOP**  
**Asset # : 2799**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$1,200	
<b>Exhaust Fans</b>								
Roof	100%			2034	**	2	\$100	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2049	**	1		
<b>Water Heater</b>								
Gas Fired	100%			2029	\$1,300	2		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Sewage Ejector(s)</b>								
Electric	100%			2034	**	4	\$100	
<b>Backflow Preventer</b>								
Generic	100%			2034	**	1	\$100	
<b>Fixtures</b>								
Generic	100%							
<b>Fire Suppression</b>								
<b>Sprinkler</b>								
Generic	100%			2049	**	1-2	\$600	
<b>Chemical System</b>								
Generic	100%			2027	\$27,200	1-3	\$4,000	

*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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : STUDIO MUSEUM IN HARLEM  
**Address** : 144 WEST 125TH STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DCA0036.000 / 3005 **Yr Built/Renovated** : 1909 / 2008  
**Area Sq Ft** : 10,452 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 15-Apr-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 1909 **Lot** : 9 **BIN** : 1057819

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$258,100	
Interior Architecture		\$62,600
Electrical		\$112,000
Mechanical		\$512,800
<b>Total</b>	<b>\$258,100</b>	<b>\$687,400</b>
Importance Code A	\$258,100	\$126,600
Importance Code B		\$560,900
<b>Total</b>	<b>\$258,100</b>	<b>\$687,400</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$46,900			
Interior Architecture	\$121,100			\$1,800
Electrical	\$5,300	\$300	\$300	\$300
Mechanical	\$3,000	\$4,000	\$13,900	\$3,800
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
<b>Total</b>	<b>\$191,100</b>	<b>\$19,100</b>	<b>\$29,100</b>	<b>\$20,600</b>
Importance Code A	\$47,600	\$200	\$700	\$200
Importance Code B	\$130,600	\$18,900	\$28,400	\$20,400
Importance Code C	\$13,000			
<b>Total</b>	<b>\$191,100</b>	<b>\$19,100</b>	<b>\$29,100</b>	<b>\$20,600</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**STUDIO MUSEUM IN HARLEM**  
**Asset # : 3005**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$15,200	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,200	
Glass: Special Gauge	5%			LIFE	**	1		
Masonry: Brick	65%	Now	\$39,700	LIFE	**	5	\$25,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : North Facade Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Stair #5 Bulkhead</i>								
Window Wall	20%			2045	**	5	\$29,200	
Windows								
Aluminum	100%	Now	\$17,800	2041	**	5	\$1,000	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$3,100	
Masonry: Brick	40%	Now	\$9,800	LIFE	**	5	\$1,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	20%			2035	**	5	\$3,100	
Stucco Cement	30%			2030		5	\$3,100	
Roof								
Modified Bitumen	55%	Now	\$109,700	2035	**			
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Light, Area Affected : 30%</i>								
<i>Location : Roof at Bulkhead Door</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Plaza Roof: Stone Panels	30%	Now	\$19,400	2045	**			
<i>Water Penetration, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%	0-2	\$108,600	2055	**			1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sloped Glazing	10%			LIFE	**	5	\$18,800	
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**STUDIO MUSEUM IN HARLEM**  
**Asset # : 3005**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Interior</b>									
<b>Floors</b>									
Carpet	10%	0-2	\$1,000	2021	\$20,900	3	\$2,400		
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Slate	10%			LIFE	**	5	\$1,700		
Vinyl Tile	45%	Now	\$12,500	2025	\$62,600	3	\$2,600		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Corridors, 4th Floor</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Stairs, 2nd, 4th Floor Corridors And Elevator Lobbies</i>									
Vinyl Tile 9" X 9"	5%	0-2	\$9,000	2035	**	3	\$300		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Wood	30%	4+	\$32,400	2053	**	5	\$4,400		
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 60%</i>									
<i>Location : Throughout</i>									
<b>Interior Walls</b>									
Gypsum Board	70%	Now	\$4,900	LIFE	**	5	\$13,600		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Gypsum Board	10%			LIFE	**	5	\$1,900		
Plaster	10%	Now	\$8,100	LIFE	**	5	\$1,000		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
Wood	10%			LIFE	**	5	\$12,900		
<b>Ceilings</b>									
AcousTileConcealSpLn	20%	2-4	\$26,500	2045	**	5	\$2,000		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Second Floor Corridor</i>									
AcousTileSusp.Lay-In	50%	Now	\$3,300	2042	**	5	\$3,900		
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Gypsum Board	30%	Now	\$2,500	LIFE	**	5	\$5,900		
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		

Under 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**  
**STUDIO MUSEUM IN HARLEM**  
**Asset # : 3005**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
	Fused Disc Sw	50%			2051	**	5	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Protector Rated At 1600 Amperes</i>						
	Fused Disc Sw	50%			2035	**	5	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Old Electrical Room</i>						
		<i>Explanation : 2000 Amperes</i>						
<b>Switchgear / Switchboard</b>								
	Fused Disc Sw	80%			2025	\$27,200	5	
	Molded Case Bkrs	20%			2051	**	5	\$100
<b>Raceway</b>								
	Conduit	80%			2025	\$26,100	1	
	Conduit	20%			2051	**	1	
<b>Panelboards</b>								
	Fused Disc Sw	20%			2033	**	5	
	Fused Disc Sw	10%			2047	**	5	
	Molded Case Bkrs	60%			2033	**	5	\$200
	Molded Case Bkrs	10%			2047	**	5	
<b>Wiring</b>								
	Thermoplastic	80%			2035	**	1	
	Thermoplastic	20%			2051	**	1	
<b>Motor Controllers</b>								
	Locally Mounted	80%			2030	\$31,200	5	\$100
	Locally Mounted	20%			2042	**	5	
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	50%	2-4	\$5,000	LIFE	**	5	\$100
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Corroded</i>						
	Generic	50%			LIFE	**	5	\$100
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : New Electrical Room</i>						
		<i>Explanation : New Addition</i>						
<b>Lighting</b>								
<b>Interior Lighting</b>								
	Fluorescent	65%			2030	\$22,900	10	\$6,200
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12, T-8 And Compact Spiral Bulbs</i>						
	HID	5%			2030		10	
	Incandescent	30%			2030	\$39,600	2	\$100
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Lobby And Throughout The Building</i>						
		<i>Explanation : Locally Mounted Recessed And Surface Mounted Track Lighting</i>						

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**STUDIO MUSEUM IN HARLEM**  
**Asset # : 3005**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

## Lighting

Egress Lighting								
Exit, LED	50%			2065	**	1		
Exit, Service	50%			2033	**	1		
Exterior Lighting								
HID	100%			2030	\$41,100	10		

## Alarm

Fire/Smoke Detection								
No Component	60%							
Generic, Analog	20%			2025	\$22,600	1-3	\$1,300	
Generic, Digital	20%			2033	**	1-3	\$1,300	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

## Heating

Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Heat Pump Air Sourced	30%			2026		2	\$1,000	
Radiant Heater	70%			2025	\$126,600	2	\$3,400	
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,800	
Terminal Devices								
Air Handler	70%			2025	\$100,500	1	\$4,500	
Air Handler	30%			2030	\$43,100	1	\$1,900	

## Air Conditioning

Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Heat Pump Air Sourced	30%			2026	\$30,300	2	\$200	
Reciprocating Compr/Chiller	70%			2025	\$60,600	1	\$3,400	
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2035	**	4	\$500	
Terminal Devices								
Air Handler/Cool/Ht	30%			2030	\$34,300	1	\$1,900	
Air Handler/Cool/Ht	70%			2025	\$80,100	1	\$4,500	
Heat Rejection								
Air Cooled Condenser Unit	100%			2030	\$20,600	2	\$7,300	

## Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,800	
Exhaust Fans								
Interior	100%			2025	\$36,300	2	\$300	

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**STUDIO MUSEUM IN HARLEM**  
**Asset # : 3005**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
H/C Water Piping								
Galvanized Steel	70%			2030	\$31,300	1		
Galvanized Steel	30%			2038	**	1		
Water Heater								
Electric	100%			2023	\$9,000	4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2030	\$2,900	4	\$600	
Backflow Preventer								
Generic	100%			2030	\$2,600	1	\$600	
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Two Passenger Units From Basement To 5th Floor, One Freight Unit From 1st To 5th Floor</i>						
		<i>Explanation : 3 Units</i>						
<b>Fire Suppression</b>								
Sprinkler								
Generic	70%			2035	**	1-2	\$2,100	
Generic	30%			2045	**	1-2	\$900	
Fire Pump								
Generic	100%			2034	**	1	\$2,000	

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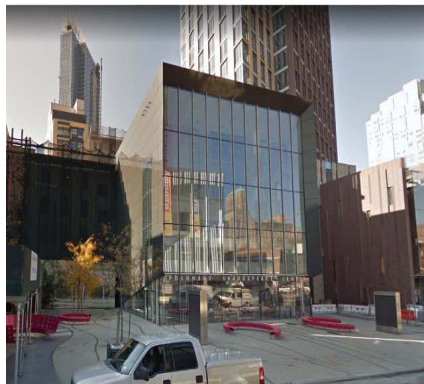
Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : THEATRE FOR A NEW AUDIENCE POLONSKY SHAKESPEARE CENTER  
**Address** : 262 ASHLAND PL.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DCA0043.000 / 14802 **Yr Built/Renovated** :  
**Area Sq Ft** : 44,702 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 20-Jun-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors GR,1,2,3,4  
**Block** : 2107 **Lot** : 33 **BIN** : 3397476

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$334,100	\$125,300
Interior Architecture		\$104,400
<b>Total</b>	<b>\$334,100</b>	<b>\$229,600</b>
Importance Code A	\$334,100	\$125,300
Importance Code B		\$54,900
Importance Code C		\$49,400
<b>Total</b>	<b>\$334,100</b>	<b>\$229,600</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture			\$25,100	\$2,400
Interior Architecture	\$5,800		\$25,400	\$1,400
Electrical	\$6,900	\$6,100	\$9,200	\$7,100
Mechanical	\$11,600	\$19,600	\$10,700	\$25,100
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
<b>Total</b>	<b>\$29,200</b>	<b>\$30,700</b>	<b>\$75,300</b>	<b>\$41,000</b>
Importance Code A	\$2,200	\$2,200	\$27,300	\$4,700
Importance Code B	\$24,500	\$28,500	\$48,000	\$36,300
Importance Code C	\$2,600			
<b>Total</b>	<b>\$29,200</b>	<b>\$30,700</b>	<b>\$75,300</b>	<b>\$41,000</b>



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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**THEATRE FOR A NEW AUDIENCE POLONSKY SHAKESPEARE CENTER**  
**Asset # : 14802**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Metal/Glass Curt Wall	20%			LIFE	**	5	\$31,300	
Metal Panel	80%			2054	**	5-10	\$459,400	
Windows								
Aluminum	100%			2050	**	5	\$8,500	
Parapets								
Metal Panel	100%			2054	**	5	\$4,900	
Roof								
Single Ply Membrane	100%			2033	**	10	\$25,100	
<b>Interior</b>								
Floors								
Carpet	60%			2029	\$584,600	3	\$65,900	
Cast in Place Concrete	5%			LIFE	**	5	\$8,000	
Ceramic Tile	5%			2041	**	5	\$3,700	
Terrazzo	10%			LIFE	**	5	\$5,700	
Vinyl Tile	15%			2036	**	3	\$5,500	
Wood	5%			2063	**	5	\$6,900	
Interior Walls								
Ceramic Tile	5%			2041	**	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%			2045	**	5	\$22,000	
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	60%			LIFE	**	5	\$54,900	
<b>Site Pavements</b>								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Sidewalk On Ashland Pl.</i>								
<i>Explanation : Metal Inserts</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2054	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 4000 Amperes.</i>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**THEATRE FOR A NEW AUDIENCE POLONSKY SHAKESPEARE CENTER**  
**Asset # : 14802**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
<b>Transformers</b>								
	Dry Type	100%			2045	**	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 500 Kilovolt-ampere, 208/120 Volts</i>								
<b>Switchgear / Switchboard</b>								
	Fused Disc Sw	100%			2054	**	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 6- Vertical Sections</i>								
<b>Raceway</b>								
	Conduit	100%			2054	**	1	
<b>Panelboards</b>								
	Fused Disc Sw	30%			2050	**	5	\$300
	Molded Case Bkrs	70%			2050	**	5	\$800
<b>Wiring</b>								
	Thermoplastic	100%			2054	**	1	
<b>Motor Controllers</b>								
	Variable Frequency Drive	100%			2045	**		
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	100%			LIFE	**	5	\$700
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
	Automatic	100%			2045	**	1	\$13,800
<b>Generators</b>								
	Diesel	100%			2041	**	1	\$17,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Emergency Generator Rated At 350 Kilowatts</i>								
<b>Batteries</b>								
	Lead/Acid	100%			2023	\$1,600	5	\$1,700
<b>Fuel Storage</b>								
	Main Tank	100%			2063	**	5	\$1,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 330 Gallons Rated Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
	LED	100%			2036	**		
<b>Egress Lighting</b>								
	Emergency, Service	50%			2036	**	1	
	Exit, LED	50%			2063	**	1	
<b>Exterior Lighting</b>								
	LED	20%			2036	**		
	No Component	80%						

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**THEATRE FOR A NEW AUDIENCE POLONSKY SHAKESPEARE CENTER**  
**Asset # : 14802**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

## Alarm

## Security System

No Component

70%

Generic

30%

2036

\* \*

1

\$5,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Exterior**Explanation : CCTV Surveillance Cameras*

## Fire/Smoke Detection

Generic, Digital

100%

2036

\* \*

1-3

\$28,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns*

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

## Heating

## Energy Source

Natural Gas

100%

2054

\* \*

1

## Conversion Equipment

Furnace

75%

2036

\* \*

1

\$16,600

*Other Observation, Extent : Light, Area Affected : 75%**Location : Roof**Explanation : 4 Rooftop Package Units*

Hot Water Boiler

25%

2045

\* \*

1

\$5,500

*Other Observation, Extent : Light, Area Affected : 25%**Location : 1st Fl. Mechanical Room**Explanation : 2 Units*

## Distribution

Hot Wtr Piping/Pump

25%

2050

\* \*

4

\$800

No Component

75%

## Terminal Devices

Convactor/Radiator

25%

2045

\* \*

1

\$3,600

No Component

75%

## Air Conditioning

## Energy Source

Electricity

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**  
**THEATRE FOR A NEW AUDIENCE POLONSKY SHAKESPEARE CENTER**  
**Asset # : 14802**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
Reciprocating Compr/Chiller	85%			2036	**	1	\$17,600	
<i>Repairs In Progress, Extent : Light, Area Affected : 85%</i>								
<i>Location : 1st Fl. Mechanical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 85%</i>								
<i>Location : Outside Of The Building</i>								
<i>Explanation : 1 Temporary Unit Is Being Used</i>								
Split Unit	15%			2036	**			
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Roof</i>								
<i>Explanation : 5 Units. R-410a</i>								
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	85%			2054	**	4	\$2,800	
No Component	15%							
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	85%			2036	**	1	\$23,500	
Fan Coil - 2 Pipe	15%			2033	**	1	\$2,200	
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	15%			2033	**	2	\$4,700	
Water Cooling Tower	85%			2032	**	2	\$38,200	
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork Stainless Steel	100%			LIFE	**			
<b>Exhaust Fans</b>								
Roof	100%			2036	**	2	\$1,400	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2054	**	1		
<b>Water Heater</b>								
Gas Fired	100%			2027	\$26,600	2	\$700	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Backflow Preventer</b>								
Generic	100%			2036	**	1	\$2,700	
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**THEATRE FOR A NEW AUDIENCE POLONSKY SHAKESPEARE CENTER**  
**Asset # : 14802**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Vertical Transport								
Elevators								
	Geared Traction	60%			LIFE		**	
		<i>Other Observation, Extent : Light, Area Affected : 60%</i>						
		<i>Location : 1st- 5th Fl.</i>						
		<i>Explanation : 1 Unit</i>						
	Hydraulic	40%			LIFE		**	
		<i>Other Observation, Extent : Light, Area Affected : 40%</i>						
		<i>Location : Ground-3rd Fl.</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
	Standpipe							
	Generic	100%			2054		**	1-5 \$23,400
	Sprinkler							
	Generic	100%			2054		**	1-2 \$12,500
	Fire Pump							
	Generic	100%			2037		**	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 : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : WAVE HILL ECOLOGY BUILDING  
**Address** : 675 WEST 252 STREET  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DCA0022.040 / 2367 **Yr Built/Renovated** : 1909 / 2010  
**Area Sq Ft** : 9,730 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 14-May-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 5937 **Lot** : 440 **BIN** : 2101020

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$192,400	
Mechanical		\$42,700
<b>Total</b>	<b>\$192,400</b>	<b>\$42,700</b>
Importance Code A	\$192,400	
Importance Code B		\$42,700
<b>Total</b>	<b>\$192,400</b>	<b>\$42,700</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$45,600			\$1,200
Interior Architecture	\$8,800	\$700		\$7,600
Electrical	\$200	\$300	\$200	\$3,700
Mechanical	\$1,300	\$900	\$1,100	\$2,900
Site Enclosure	\$1,100			
Site Pavements	\$12,400			
<b>Total</b>	<b>\$69,500</b>	<b>\$1,900</b>	<b>\$1,300</b>	<b>\$15,400</b>
Importance Code A	\$46,100	\$500	\$500	\$1,700
Importance Code B	\$10,900	\$1,400	\$800	\$13,700
Importance Code C	\$12,400			
<b>Total</b>	<b>\$69,500</b>	<b>\$1,900</b>	<b>\$1,300</b>	<b>\$15,400</b>



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**WAVE HILL ECOLOGY BUILDING**  
**Asset # : 2367**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	25%	Now	\$11,200	LIFE	**	5	\$29,800	
<i>Vegetation Growth, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	70%	Now	\$192,400	LIFE	**	5	\$8,000	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Lintels</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	5%			2034	**	5	\$2,400	
Windows								
Wood	100%	Now	\$19,200	2037	**	5	\$6,600	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facing</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facing</i>								
Parapets								
Cast Stone/Terra Cotta	100%	Now	\$15,100	LIFE	**	5	\$17,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Copper/Terne	25%			2057	**	10	\$18,900	
Green, Roof Inaccessible	75%			LIFE	**			
Soffits								
Cast Stone/Terra Cotta	5%			LIFE	**	5		
Metal, Corrugated	95%			2049	**	1		
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	**	5	\$8,800	
Ceramic Tile	3%			2032	**	5	\$500	
Vinyl Tile	22%			2034	**	3	\$1,300	
Wood	50%			2044	**	5	\$15,100	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$700	
Masonry: Fieldstone	10%			LIFE	**			
Plaster	45%			LIFE	**	5	\$1,500	
Wood	25%			LIFE	**	5	\$11,000	

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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 ECOLOGY BUILDING**  
**Asset # : 2367**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
Gypsum Board	20%			LIFE	**	5	\$4,000	
Plaster	80%	Now	\$8,800	LIFE	**	5	\$8,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Recreation Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Recreation Room</i>								
<b>Site Enclosure</b>								
<b>Retaining Walls</b>								
Cast in Place Concrete	35%	Now	\$100	2049	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Loading Dock Walls</i>								
Masonry: Fieldstone	65%	Now	\$1,000	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout South Side Of Building</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout South Side Of Building</i>								
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	40%	Now	\$1,700	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Loading Dock</i>								
Pavers/Stone	60%	Now	\$10,700	2032	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs And Entry Area At South Side Of Building</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout South Side Of Building</i>								
Parking/Driveway	100%			2032	**			
Asphalt								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	50%			2039	**	1		
Conduit	50%			2049	**	1		
<b>Panelboards</b>								
Molded Case Bkrs	50%			2028	\$3,900	5	\$100	
Molded Case Bkrs	50%			2045	**	5	\$100	
<b>Wiring</b>								
Thermoplastic	50%			2039	**	1		
Thermoplastic	50%			2049	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2042	**	5	\$100	

**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**  
**WAVE HILL ECOLOGY BUILDING**  
**Asset # : 2367**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	40%			2029	\$8,900	10	\$3,600	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	40%			2034	**	10	\$3,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2029	\$2,200	10	\$900	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Recreation Room</i>								
Incandescent	10%			2029	\$5,300	2		
<b>Egress Lighting</b>								
Emergency, Battery	20%			2029	\$2,700	10	\$500	
Exit, Battery	80%			2029	\$7,500	10	\$500	
<b>Exterior Lighting</b>								
HID	50%			2029	\$19,200	10		
No Component	50%							
<b>Alarm</b>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Bells, Manual Pull Station, Smoke Detector</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2039	**	1		
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2034	**	1	\$4,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2037	**	4	\$700	
<b>Terminal Devices</b>								
Convactor/Radiator	50%			2027	\$25,400	1	\$1,600	
Fan Coil Unit/Heat	30%			2029	\$42,700	1	\$900	
Unit Heater - Hot Water	20%			2029	\$7,100			
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2037	**	1		

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**WAVE HILL ECOLOGY BUILDING**  
**Asset # : 2367**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
	Conversion Equipment							
	Window/Wall Unit	10%			2024	\$2,000	1	
	No Component	90%						
<b>Ventilation</b>								
	Exhaust Fans							
	Interior	100%			2029	\$33,800	2	\$300
<b>Plumbing</b>								
	H/C Water Piping							
	Brass/Copper	100%			2039	**	1	
	Water Heater							
	Gas Fired	100%			2028	\$5,800	2	\$100
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Mechanical Room</i>				
				<i>Explanation : 70 Gallons</i>				
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Backflow Preventer							
	Generic	100%			2034	**	1	\$600
	Fixtures							
	Generic	100%						
<b>Fire Suppression</b>								
	Sprinkler							
	No Component	40%						
	Generic	60%			2055	**	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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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : WAVE HILL GLYNDOR HOUSE GALLERIES  
**Address** : 675 WEST 252 STREET  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DCA0022.020 / 2389 **Yr Built/Renovated** : 1927 /  
**Area Sq Ft** : 11,946 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 14-May-2018 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 5937 **Lot** : 440 **BIN** : 2101020

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$78,100	
Electrical		\$201,800
Mechanical	\$89,000	\$166,500
<b>Total</b>	<b>\$167,100</b>	<b>\$368,200</b>
Importance Code A	\$78,100	\$107,600
Importance Code B	\$89,000	\$260,700
<b>Total</b>	<b>\$167,100</b>	<b>\$368,200</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture		\$17,700		\$29,000
Interior Architecture	\$30,500	\$200	\$500	\$10,500
Electrical	\$25,600	\$400	\$500	\$4,100
Mechanical	\$1,300	\$1,200	\$1,600	\$25,700
Site Enclosure	\$25,800			
Site Pavements	\$11,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$98,300</b>	<b>\$23,500</b>	<b>\$6,500</b>	<b>\$73,200</b>
Importance Code A	\$600	\$18,300	\$600	\$29,600
Importance Code B	\$69,900	\$5,200	\$5,900	\$43,600
Importance Code C	\$27,800			
<b>Total</b>	<b>\$98,300</b>	<b>\$23,500</b>	<b>\$6,500</b>	<b>\$73,200</b>



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**WAVE HILL GLYNDOR HOUSE GALLERIES**  
**Asset # : 2389**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$37,400	LIFE	**	5	\$21,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Wood	5%			2034	**	5	\$5,700	
Windows								
Wood	100%			2037	**	5	\$35,400	
Parapets								
Wood Cornice	100%			2039	**	5-10	\$59,400	
Roof								
Plaza Roof: Stone Panels	15%			2039	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : North Side Of Building</i>								
<i>Explanation : Over Basement</i>								
Skylight, Metal/Glass	5%			2049	**	10	\$2,200	
Slate	80%	Now	\$40,700	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Attic</i>								
Soffits								
Wood	100%			2034	**	5		
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	**	5	\$10,700	
Ceramic Tile	5%			2038	**	5	\$1,000	
Marble Panels	3%			LIFE	**	5	\$400	
Vinyl Tile	10%			2034	**	3	\$700	
Wood	57%			2044	**	5	\$21,000	
Interior Walls								
Masonry: Brick	20%	Now	\$16,600	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Spalling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
Plaster	80%			LIFE	**	5	\$4,500	
Ceilings								
Plaster	5%			LIFE	**	5	\$600	
Plaster	95%	Now	\$13,900	LIFE	**	5	\$11,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Second Floor Northeast Offices</i>								
Site Enclosure								
Fence/Gates								
Masonry: Brick	100%			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**  
**WAVE HILL GLYNDOR HOUSE GALLERIES**  
**Asset # : 2389**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%			2039	**			
Retaining Walls								
Masonry: Brick	50%	Now	\$25,800	2039	**			
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Northeast Wall By Driveway</i>					
			<i>Spalling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Northeast Wall By Driveway</i>					
Masonry: Fieldstone	50%			2039	**			
Site Pavements								
On-Site Walkways								
Asphalt	20%			2032	**			
Cast in Place Concrete	10%			2034	**			
Pavers/Stone	70%	Now	\$11,200	2032	**			
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Garden Patio Steps At West Side Of Building</i>					
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Garden Patio At West Side Of Building</i>					
Parking/Driveway								
Asphalt	100%			2032	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$23,600	5	\$100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Main Service Switch Rated At 400 Amperes</i>					
Switchgear / Switchboard								
Molded Case Bkrs	100%			2029	\$37,000	5	\$300	
Raceway								
Conduit	90%			2029	\$32,000	1		
Conduit	10%			2049	**	1		
Panelboards								
Fused Disc Sw	5%			2028	\$800	5		
Molded Case Bkrs	85%			2028	\$14,400	5	\$300	
Molded Case Bkrs	10%			2045	**	5		
Wiring								
Braided Cloth	80%	2-4	\$25,200	2054	**	1		
			<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Thermoplastic	20%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$42,500	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**  
**WAVE HILL GLYNDOR HOUSE GALLERIES**  
**Asset # : 2389**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Ground</b>								
Grounding Devices Generic	100%			LIFE	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
<b>Lighting</b>								
Interior Lighting Fluorescent	10%			2029	\$4,800	10	\$1,200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2029	\$4,800	10	\$1,200	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	30%			2034	**	10	\$3,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	50%			2029	\$90,300	2	\$100	
<b>Egress Lighting</b>								
Emergency, Battery	50%			2029	\$10,100	10	\$1,600	
Exit, Battery	50%			2029	\$6,900	10	\$400	
<b>Exterior Lighting</b>								
Incandescent	25%			2029	\$10,900	2		
LED	25%			2034	**			
No Component	50%							
<b>Alarm</b>								
Security System No Component Generic	70%							
	30%			2029	\$12,300	1	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only: Motion Sensors</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Analog	30%			2034	**	1-3	\$2,200	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source Natural Gas	100%			2039	**	1		
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2027	\$107,600	1	\$6,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Hot Water Boilers</i>								

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**  
**WAVE HILL GLYNDOR HOUSE GALLERIES**  
**Asset # : 2389**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Heating</b>								
<b>Distribution</b>								
	Hot Wtr Piping/Pump	100%			2028	\$21,800	4	\$600
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : No Temperature Control System</i>								
<b>Terminal Devices</b>								
	Air Handler	30%			2029	\$58,900	1	\$2,400
	Convactor/Radiator	70%			2034	**	1	\$3,000
<b>Air Conditioning</b>								
<b>Energy Source</b>								
	Electricity	100%			2037	**	1	
<b>Conversion Equipment</b>								
	Int Pkg Unit - Heating/Cooling	30%			2023	\$89,000	2	\$200
	Window/Wall Unit	30%			2024	\$8,700	1	
	No Component	40%						
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$2,200
	No Component	70%						
<b>Exhaust Fans</b>								
	Interior	30%			2024	\$14,900	2	\$100
	Wall Unit	10%			2024	\$500	2	
	No Component	60%						
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	50%			2039	**	1	
	Galvanized Steel	50%			2027	\$30,600	1	
<b>Water Heater</b>								
	Gas Fired	100%			2027	\$8,500	2	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 50 Gallons</i>								
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								
<b>Elevators</b>								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cellar To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** : 14-May-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 5937 **Lot** : 440 **BIN** : 2101020

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Interior Architecture		\$45,000
Mechanical	\$114,300	\$75,500
<b>Total</b>	<b>\$114,300</b>	<b>\$120,600</b>
Importance Code B	\$114,300	\$120,600
<b>Total</b>	<b>\$114,300</b>	<b>\$120,600</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$4,700	\$19,100		\$10,400
Interior Architecture				
Electrical	\$200	\$300	\$200	\$300
Mechanical	\$1,200	\$900	\$1,600	\$5,000
Site Enclosure				
Site Pavements	\$11,800			
<b>Total</b>	<b>\$17,900</b>	<b>\$20,300</b>	<b>\$1,800</b>	<b>\$15,700</b>
Importance Code A	\$5,100	\$19,400	\$300	\$10,700
Importance Code B	\$1,100	\$900	\$1,400	\$5,000
Importance Code C	\$11,800			
<b>Total</b>	<b>\$17,900</b>	<b>\$20,300</b>	<b>\$1,800</b>	<b>\$15,700</b>



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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**WAVE HILL PERKINS VISITOR CENTER**  
**Asset # : 2238**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	60%			LIFE	**	5	\$11,500	
Masonry: Fieldstone	15%			LIFE	**	5	\$2,200	
Wood	5%			2042	**	5	\$4,800	
Wood	20%			2042	**	5	\$19,200	
Windows								
Wood	100%			2045	**	5	\$24,200	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,800	
Copper/Terne	5%			2064	**	5	\$1,800	
Masonry: Brick	10%			LIFE	**	5	\$700	
Wood Cornice	20%			2049	**	5-10	\$19,400	
No Component	60%							
Roof								
Copper/Terne	5%			2057	**	10	\$2,400	
Metal Panel	20%			2042	**	10	\$7,100	
Single Ply Membrane	5%			2034	**	10	\$1,000	
Slate	60%			LIFE	**			
Sloped Glazing	10%	4+	\$4,700	LIFE	**	5	\$25,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Storage Maintenance Area</i>								
Soffits								
Wood	100%			2042	**	5		
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$4,500	
Slate	80%			LIFE	**	5	\$8,800	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2038	**	5	\$100	
Concrete Masonry Unit	5%			LIFE	**	5		
Gypsum Board	30%			LIFE	**	5	\$300	
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Under Skylight In Storage Maintenance Area</i>								
Masonry: Brick	40%			LIFE	**			
Wood	15%			LIFE	**	5	\$900	
Ceilings								
Exposed Struc: Wood	15%			LIFE	**			
Gypsum Board	35%			LIFE	**	5	\$4,500	
Wood	50%			LIFE	**	5	\$45,000	
Site Enclosure								
Fence/Gates								
Masonry: Fieldstone	30%			2049	**			
Wood	70%			2030			\$3,100	
Free Standing Walls								
Masonry: Fieldstone	100%			2049	**			

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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 PERKINS VISITOR CENTER**  
**Asset # : 2238**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	100%			2049	**			
Site Pavements								
On-Site Walkways								
Asphalt	50%			2032	**			
Pavers/Stone	50%			2038	**			
Parking/Driveway								
Asphalt	35%			2032	**			
Cast in Place Concrete	65%	4+	\$11,800	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Maintenance Courtyard</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Raceway								
Conduit	100%			2039	**	1		
Panelboards								
Molded Case Bkrs	100%			2037	**	5	\$200	
Wiring								
Thermoplastic	100%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2034	**	5		
Lighting								
Interior Lighting								
Fluorescent	80%			2029	\$12,600	10	\$5,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	20%			2029	\$7,500	2		
Egress Lighting								
Emergency, Battery	50%			2029	\$4,800	10	\$800	
Exit, LED	50%			2044	**	1		
Exterior Lighting								
Incandescent	100%			2029	\$24,200	2		
Lightning Protection								
Arresters/Cabling								
Generic	100%			2044	**	5	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm Only, Motion Sensors</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**WAVE HILL PERKINS VISITOR CENTER**  
**Asset # : 2238**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**Alarm**

## Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

\* \*

1-3

\$1,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Smoke Detectors, Alarm Bells, Strobe Lights And Manual Pull Stations*

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**Heating**

## Energy Source

Natural Gas

100%

2049

\* \*

1

## Conversion Equipment

Hot Water Boiler

100%

2034

\* \*

1

\$3,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor Boiler Room**Explanation : 1 Unit*

## Distribution

Hot Wtr Piping/Pump

100%

2037

\* \*

4

\$500

*Corroded, Extent : Moderate, Area Affected : 10%**Location : 1st Floor Boiler Room*

## Terminal Devices

Air Handler

80%

2029

\$75,500

1

\$3,400

Convactor/Radiator

20%

2034

\* \*

1

\$400

**Air Conditioning**

## Energy Source

Electricity

100%

2045

\* \*

1

## Conversion Equipment

Int Pkg Unit -

Heating/Cooling

80%

0-2

\$114,300

2034

\* \*

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**

## Distribution

Ductwork/Diffusers

80%

LIFE

\* \*

2-5

\$3,100

No Component

20%

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**WAVE HILL PERKINS VISITOR CENTER**  
**Asset # : 2238**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Ventilation</b>								
	Exhaust Fans							
	Interior	80%			2029	\$19,100	2	\$200
	Wall Unit	10%			2029	\$200	2	
	No Component	10%						
<b>Plumbing</b>								
	H/C Water Piping							
	Brass/Copper	100%			2039	**	1	
	Water Heater							
	Gas Fired	100%			2024	\$4,100	2	\$100
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Mechanical Room</i>				
				<i>Explanation : 70 Gallon</i>				
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Backflow Preventer							
	Generic	100%			2034	**	1	\$400
	Fixtures							
	Generic	100%						
<b>Fire Suppression</b>								
	Sprinkler							
	Generic	100%			2039	**	1-2	\$1,900
				<i>Dry System, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Mechanical Room</i>				

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**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** : 14-May-2018 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 5937 **Lot** : 440 **BIN** : 2101020

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$188,300	
Interior Architecture	\$146,500	
Electrical		\$77,200
Mechanical		\$93,800
<b>Total</b>	<b>\$334,800</b>	<b>\$171,100</b>
Importance Code A	\$188,300	
Importance Code B	\$146,500	\$171,100
<b>Total</b>	<b>\$334,800</b>	<b>\$171,100</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$52,000	\$800		\$22,400
Interior Architecture	\$1,100	\$13,000	\$1,300	\$1,000
Electrical	\$2,200	\$1,100	\$600	\$12,300
Mechanical	\$21,000	\$3,200	\$5,000	\$15,400
Site Enclosure	\$3,300			
Site Pavements	\$29,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$112,600</b>	<b>\$22,000</b>	<b>\$10,800</b>	<b>\$55,100</b>
Importance Code A	\$53,200	\$1,900	\$1,100	\$23,500
Importance Code B	\$30,500	\$20,100	\$9,300	\$31,600
Importance Code C	\$29,000		\$500	
<b>Total</b>	<b>\$112,600</b>	<b>\$22,000</b>	<b>\$10,800</b>	<b>\$55,100</b>



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 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**WAVE HILL WAVE HILL HOUSE GALLERY AND CAFE**

**Asset # : 2388**

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Fieldstone	80%			LIFE	**	5	\$17,800		
Masonry: Granite	5%			LIFE	**	5	\$1,100		
Wood	10%			2034	**	5	\$14,800		
Wood	5%	Now	\$17,600	2034	**	5	\$3,700		
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Window Shutters</i>									
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Various Window Sills</i>									
<i>Split/Cracked, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Window Shutters</i>									
Windows									
Aluminum	25%			2037	**	5	\$1,700		
Wood	75%	Now	\$65,000	2037	**	5	\$25,400		
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Thermally Inefficient, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Parapets									
Wood Cornice	100%	Now	\$34,400	2039	**	5	\$34,000		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : East Side Of Building</i>									
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : East Side Of Building</i>									
<i>Open Joints, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Roof									
Copper/Terne	5%			2057	**	10	\$5,300		
Single Ply Membrane	35%			2034	**	10	\$15,000		
Slate	60%	Now	\$123,300	LIFE	**				
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 75%</i>									
<i>Location : Throughout</i>									
Soffits									
Stucco Cement	100%			2034	**	5			

Interior

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**WAVE HILL WAVE HILL HOUSE GALLERY AND CAFE**

**Asset # : 2388**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%			2028	\$47,700	3	\$4,900	
Cast in Place Concrete	5%			LIFE	**	5	\$3,600	
Ceramic Tile	5%			2038	**	5	\$1,600	
Marble Panels	5%			LIFE	**	5	\$1,200	
Quarry Tile	5%			2042	**	5	\$2,500	
Slate	15%			LIFE	**	5	\$5,200	
Traffic Topping	5%			2034	**	5	\$2,100	
Vinyl Tile	20%			2034	**	3	\$2,500	
Wood	30%			2057	**	5	\$18,500	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2038	**	5	\$900	
Gypsum Board	15%			LIFE	**	5	\$1,700	
Masonry: Fieldstone	5%			LIFE	**			
Plaster	10%			LIFE	**	5	\$600	
Plaster	55%			LIFE	**	5	\$3,000	
Wood	5%			LIFE	**	5	\$3,700	
Ceilings								
Exposed Concrete	15%			LIFE	**	5	\$800	
Exposed Struc: Wood	25%	Now	\$146,500	LIFE	**			
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Roof Valley At Turret Roof</i>								
<i>Explanation : Structural Wood Beam Below Valley Is Rotted And Broken</i>								
Gypsum Board	15%	4+	\$1,100	LIFE	**	5	\$6,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : 2nd Floor Office</i>								
Plaster	45%			LIFE	**	5	\$9,300	
Site Enclosure								
Free Standing Walls								
Masonry: Fieldstone	100%			2049	**			
Retaining Walls								
Masonry: Fieldstone	100%	Now	\$3,300	2049	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout West Side Of Building And Copings</i>								
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%	4+	\$8,100	2032	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Asphalt	100%	Now	\$21,000	2032	**			
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Turn Around Circle</i>								
<i>Explanation : Negatively Pitched Towards South Side Of Building</i>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**WAVE HILL WAVE HILL HOUSE GALLERY AND CAFE**

**Asset # : 2388**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%	4+	\$100	2049	**	5		
	<i>Water Present, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Electrical Room</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Switch Rated At 800 Amperes</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2049	**	5	\$600	
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Molded Case Bkrs	100%			2045	**	5	\$600	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$100	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	45%			2034	**	10	\$9,100	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Fluorescent	5%			2034	**	10	\$1,000	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Incandescent	50%			2034	**	2	\$200	
Egress Lighting								
Emergency, Service	25%	Now	\$1,500	2034	**	1		
	<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Emergency Battery Backup System Is Not In Service</i>							
Emergency, Battery	25%			2034	**	10	\$1,300	
Exit, LED	50%			2057	**	1		
Exterior Lighting								
Incandescent	100%			2029		2	\$77,200	
<b>Lightning Protection</b>								
Arresters/Cabbling								
Generic	100%			2032	**	5	\$400	
<b>Alarm</b>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**WAVE HILL WAVE HILL HOUSE GALLERY AND CAFE**

**Asset # : 2388**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**Alarm**

Security System

No Component

70%

Generic

30%

2034

\*\*

1

\$2,400

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Hallways*

*Explanation : Intrusion Alarm Only, Motion Sensors*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

\*\*

1-3

\$3,900

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations*

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**Heating**

Energy Source

Natural Gas

100%

2049

\*\*

1

Conversion Equipment

Hot Water Boiler

100%

2042

\*\*

1

\$10,900

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement Boiler Room*

*Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

100%

2037

\*\*

4

\$1,600

Terminal Devices

Air Handler

20%

2034

\*\*

1

\$2,700

Air Handler

5%

0-2

\$16,400

2039

\*\*

1

\$600

*Not Energy Efficient, Extent : Moderate, Area Affected : 100%*

*Location : Basement And Roof*

*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Basement Serving Armory Hall*

Convactor/Radiator

75%

2027

\$93,800

1

\$5,300

**Air Conditioning**

Energy Source

Electricity

100%

2037

\*\*

1

Conversion Equipment

Reciprocating

75%

2039

\*\*

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%

2024

\$12,200

1

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**WAVE HILL WAVE HILL HOUSE GALLERY AND CAFE**

**Asset # : 2388**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Distribution</b>								
	CW & CHW Wtr Pipe/Pump	100%			2049	**	4	\$1,600
<b>Terminal Devices</b>								
	Air Handler/Dir Expansion	75%			2034	**	1	
	No Component	25%						
<b>Heat Rejection</b>								
	No Component	25%						
	No Component	75%						
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	25%			LIFE	**	2-5	\$3,100
	No Component	75%						
<b>Exhaust Fans</b>								
	Interior	25%			2034	**	2	\$200
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	No Component	75%						
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%			2039	**	1	
<b>Water Heater</b>								
	Gas Fired	100%			2027	\$14,300	2	\$300
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Mechanical Room</i>							
	<i>Explanation : Hard To Access, Insufficient Ventilation</i>							
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Sump Pump(s)</b>								
	Submersible	100%			2023	\$800	4	\$400
<b>Backflow Preventer</b>								
	Generic	100%			2034	**	1	\$1,400
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								
<b>Elevators</b>								
	Hydraulic	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement, 1, 2</i>							
	<i>Explanation : 1 Unit</i>							
<b>Fire Suppression</b>								
<b>Sprinkler</b>								
	No Component	20%						
	Generic	80%			2049	**	1-2	\$4,900

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Print Date : 16-Sep-2019

**DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

**Asset Name** : WEEKSVILLE HERITAGE CENTER  
**Address** : 158 BUFFALO AVE  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DCA0049.000 / 14809 **Yr Built/Renovated** : 2014 /  
**Area Sq Ft** : 19,000 **Project Type** : CULTURAL AFFAIRS  
**Date of Survey** : 22-Jun-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 1356 **Lot** : 50 **BIN** : 3035918

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture		\$124,700
Interior Architecture		\$117,900
Mechanical		\$189,200
<b>Total</b>		<b>\$431,800</b>
Importance Code A		\$124,700
Importance Code B		\$307,100
<b>Total</b>		<b>\$431,800</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture				\$9,900
Interior Architecture			\$2,700	
Electrical	\$1,600	\$1,300	\$1,300	\$1,700
Mechanical	\$4,400	\$2,800	\$5,500	\$6,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$10,000</b>	<b>\$8,000</b>	<b>\$13,400</b>	<b>\$21,600</b>
Importance Code A	\$1,200		\$1,200	\$10,000
Importance Code B	\$8,700	\$8,000	\$12,200	\$11,600
Importance Code C				
<b>Total</b>	<b>\$10,000</b>	<b>\$8,000</b>	<b>\$13,400</b>	<b>\$21,600</b>



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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**WEEKSVILLE HERITAGE CENTER**  
**Asset # : 14809**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Metal/Glass Curt Wall	20%			LIFE	**	5	\$18,700	
Slate Panels	30%			LIFE	**	5	\$11,200	
Wood	50%			2045	**	5	\$124,700	
Windows								
Aluminum	100%			2050	**	5	\$4,500	
Roof								
Metal Panel	40%			2045	**	10	\$21,800	
Single Ply Membrane	50%			2036	**	10	\$14,900	
Skylight, Metal/Glass	10%			2054	**	10	\$9,900	
Soffits								
Stucco Cement	100%			2045	**	5		
<b>Interior</b>								
Floors								
Carpet	15%			2029	\$53,800	3	\$6,100	
Cast in Place Concrete	25%			LIFE	**	5	\$14,700	
Ceramic Tile	5%			2043	**	5	\$1,300	
Panel/Paver: Cer/Brk	55%			2050	**	5	\$33,300	
Interior Walls								
Cast in Place Concrete	20%			LIFE	**			
Concrete Masonry Unit	10%			LIFE	**	5	\$1,600	
Gypsum Board	70%			LIFE	**	5	\$17,000	
Ceilings								
AcousTileSusp.Lay-In	30%			2045	**	5	\$8,100	
Gypsum Board	20%			LIFE	**	5	\$6,700	
Wood	50%			LIFE	**	5	\$117,900	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2072	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2054	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2000 Amperes.</i>								

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**WEEKSVILLE HERITAGE CENTER**  
**Asset # : 14809**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Vertical Sections</i>								
Raceway								
Conduit	100%			2054	**	1		
Panelboards								
Fused Disc Sw	20%			2050	**	5	\$100	
Molded Case Bkrs	80%			2050	**	5	\$400	
Wiring								
Thermoplastic	100%			2054	**	1		
Motor Controllers								
Variable Frequency Drive	100%			2045	**			
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	90%			2036	**	10	\$15,700	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	10%			2036	**			
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$2,300	
Exit, LED	50%			2063	**	1		
Exterior Lighting								
LED	10%			2036	**			
No Component	90%							
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2036	**	1	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2036	**	1-3	\$12,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**WEEKSVILLE HERITAGE CENTER**  
**Asset # : 14809**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Electricity	10%			2054	**	1		
No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Back Yard</i>								
<i>Explanation : Geothermal Energy Is Been Used For This Facility</i>								
Conversion Equipment								
Heat Pump Air Sourced	90%			2029		2	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : 8 Units</i>								
Radiant Heater	10%			2033	**	2	\$900	
Terminal Devices								
Fan Coil Unit/Heat	100%			2033	**	1	\$6,100	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2050	**	1		
Conversion Equipment								
Heat Pump Water Sourced	90%			2029	\$189,200			
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : 8 Units. R-410a</i>								
Split Unit	10%			2033	**			
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units. R-410a</i>								
Terminal Devices								
Fan Coil - 2 Pipe	100%			2033	**	1	\$6,100	
Heat Rejection								
Air Cooled Condenser Unit	10%			2033	**	2	\$1,300	
Geothermal	90%			2056	**	1		
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,600	
Exhaust Fans								
Interior	75%			2033	**	2	\$400	
Roof	25%			2033	**	2	\$100	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2054	**	1		
Water Heater								
Electric	100%			2026	\$16,300	4	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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**DEPARTMENT OF CULTURAL AFFAIRS - 126**  
**WEEKSVILLE HERITAGE CENTER**  
**Asset # : 14809**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s) Electric	100%			2036	**	4	\$800	
Backflow Preventer Generic	100%			2036	**	1	\$1,200	
Fixtures Generic	100%							
<b>Vertical Transport</b>								
Elevators Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 2nd Floor</i>						
		<i>Explanation : 1 Unit</i>						
<b>Fire Suppression</b>								
Standpipe Generic	100%			2054	**	1-5	\$9,900	
Sprinkler Generic	100%			2054	**	1-2	\$5,300	
Fire Pump Generic	100%			2041	**	1	\$3,600	

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## DEPARTMENT OF CULTURAL AFFAIRS - 126

## Project : CULTURAL AFFAIRS

CAPITAL	FY 2021 - 2024		FY 2025 - 2030	
Miscellaneous Buildings	5,836,200		3,730,600	
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Miscellaneous Buildings	556,300	138,100	173,900	140,900

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
1578	HISTORIC RICHMOND TOWN TINSMITH SHOP	724	42,900	2,800
1579	HISTORIC RICHMOND TOWN STORAGE BLDG/ CARRIAGE HOUSE	2,400	142,100	9,300
1580	HISTORIC RICHMOND TOWN STORAGE SHED	2,400	142,100	9,300
1581	HISTORIC RICHMOND TOWN CROCHERON HOUSE	4,557	269,700	17,600
1593	HISTORIC RICHMOND TOWN OLD NEW DROP RAILROAD STATION	1,082	64,000	4,200
1594	HISTORIC RICHMOND TOWN ANNADALE STORE/RAILROAD STATION	533	20,200	13,400
1596	HISTORIC RICHMOND TOWN BOEHM HOUSE	2,931	173,500	11,300
1597	HISTORIC RICHMOND TOWN CHRISTOPHER HOUSE	880	52,100	3,400
1599	HISTORIC RICHMOND TOWN BRITTON COTTAGE	4,561	270,000	17,600
1600	HISTORIC RICHMOND TOWN KRUSER - FINLEY HOUSE	1,809	107,100	7,000
1601	HISTORIC RICHMOND TOWN STORAGE	720	42,600	2,800
1602	HISTORIC RICHMOND TOWN BASKET MAKERS HOUSE	1,098	65,000	4,200
1603	HISTORIC RICHMOND TOWN BENNETT HOUSE	2,839	168,000	11,000
1604	HISTORIC RICHMOND TOWN CARPENTER SHOP	302	0	12,200
2151	BRONX ZOO STORAGE SHED-#15	280	0	11,300
2152	BRONX ZOO SKYRIDE STORAGE BUILDING-#16	3,421	202,500	13,200
2163	BRONX ZOO SAFARI ICE CREAM STAND	624	23,600	15,700
2165	STATEN ISLAND ZOOLOGICAL SOCIETY ENCLOSURE AT CHILDRENS ZOO	240	0	9,700
2166	STATEN ISLAND ZOOLOGICAL SOCIETY BARN	325	0	13,100
2167	STATEN ISLAND ZOOLOGICAL SOCIETY COVERED BRIDGE	800	47,400	3,100
2168	STATEN ISLAND ZOOLOGICAL SOCIETY PONY BARN	748	44,300	2,900
2169	BRONX ZOO FLAMINGO PUB RESTAURANT - #8	3,075	182,000	11,900
2170	BRONX ZOO BIRDS OF PREY - #9	5,000	296,000	19,300
2171	BRONX ZOO BEEBE'S LAB - #10	2,070	122,500	8,000
2172	BRONX ZOO BOSTON RD. ENTRANCE BUILDING	255	0	10,300
2173	BRONX ZOO AFRICAN HIGHLANDS BABOON HOLDING	1,800	106,500	7,000
2174	BRONX ZOO ANIMAL BARN - #13	1,440	85,200	5,600
2175	BRONX ZOO EXISTING ANIMAL HOSPITAL	3,300	195,300	12,800
2176	BRONX ZOO SKY FARI-WEST TERMINAL - #17	2,110	124,900	8,200
2178	BRONX ZOO AMPHITHEATER - #25	1,350	79,900	5,200

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## DEPARTMENT OF CULTURAL AFFAIRS - 126

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
2179	BRONX ZOO DESERT HOUSE CANOPY - #26	1,250	74,000	4,800
2180	BRONX ZOO CHILDREN'S ZOO NURSERY - #27	624	23,600	15,700
2181	BRONX ZOO CHILDREN'S ZOO COMFORT STA - #28	320	0	12,900
2182	BRONX ZOO SAFARI SNACK BAR	600	22,700	15,100
2183	BRONX ZOO JUNGLE STAND	140	0	5,600
2184	BRONX ZOO COMFORT STATION	1,000	59,200	3,900
2185	BRONX ZOO SOUVENIR BUILDING	4,250	251,600	16,400
2190	BRONX ZOO GARAGE	400	15,100	10,100
2191	BRONX ZOO BIRD CAGES	1,200	71,000	4,600
2193	BRONX ZOO OSTRICH STORAGE SHED	375	0	15,100
2194	BRONX ZOO EXHIBIT BARN	1,575	93,200	6,100
2195	BRONX ZOO WD STORAGE	225	0	9,100
2196	BRONX ZOO WD STORAGE	255	0	10,300
2197	BRONX ZOO LION BUILDING	1,548	91,600	6,000
2198	BRONX ZOO AFRICAN PLAINS STAND	272	0	11,000
2199	BRONX ZOO AFRICAN REFRESHMENT STAND	120	0	4,800
2200	BRONX ZOO COMFORT STATION	1,000	59,200	3,900
2201	BRONX ZOO EXHIBIT BARN	2,500	148,000	9,700
2202	BRONX ZOO BLACK SMITH SHOP	4,050	239,700	15,600
2203	BRONX ZOO REFRESHMENT STAND	160	0	6,500
2204	BRONX ZOO CRANES AND TAKINS BUILDING	450	17,000	11,300
2205	BRONX ZOO POLAR BEAR CAGES	850	50,300	3,300
2206	BRONX ZOO SKYFARI EAST TERM	1,920	113,600	7,400
2207	BRONX ZOO REFRESHMENT STAND	160	0	6,500
2208	BRONX ZOO AFRICAN THEATRE	300	0	12,100
2209	BRONX ZOO REFRESHMENT STAND	320	0	12,900
2210	BRONX ZOO SOUVENIR STAND	160	0	6,500
2211	BRONX ZOO SOUVENIR STORE	336	0	13,600
2212	BRONX ZOO AFRICAN COMFORT STATION	1,680	99,400	6,500
2213	BRONX ZOO BENGALI EXPRESS	4,800	284,100	18,500
2214	BRONX ZOO PROPAGATION BUILDING	1,800	106,500	7,000
2215	BRONX ZOO BARN	1,000	59,200	3,900
2216	BRONX ZOO ANIMAL INCINERATOR	1,400	82,900	5,400
2217	BRONX ZOO COMFORT AND STORAGE BUILDING	784	46,400	3,000
2218	NY AQUARIUM GIFT SHOP	828	49,000	3,200
2219	NY AQUARIUM TRIANG	863	51,100	3,300
2220	NY AQUARIUM REFRESHMENTS	576	21,800	14,500
2221	NY AQUARIUM ART BUILDING	372	0	15,000
2222	NY AQUARIUM RESTROOM	1,256	74,300	4,900
2224	NY AQUARIUM EXHIBIT	5,100	301,900	19,700
2225	NY AQUARIUM VAULT	653	24,700	16,500
2226	NY AQUARIUM FOOD PREP	515	19,500	13,000
2228	NEW YORK BOTANICAL GARDEN STONE COTTAGE	2,608	154,400	10,100
2229	BRONX ZOO PENGUIN BUILDING	1,170	69,300	4,500

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## DEPARTMENT OF CULTURAL AFFAIRS - 126

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
2230	BRONX ZOO GREENHOUSE	5,860	346,900	22,600
2239	WAVE HILL THE FLOWER GARDEN GREENHOUSE	1,990	117,800	7,700
2240	WAVE HILL GREENHOUSE	700	26,500	17,600
2241	SNUG HARBOR CULT CNTR/ BOTN GDN BLDG J	225	0	9,100
2244	BRONX ZOO ANIMAL HOLDING SHED	192	0	7,700
2248	SNUG HARBOR CULT CNTR/ BOTN GDN BLDG Q	1,870	110,700	7,200
2249	SNUG HARBOR CULT CNTR/ BOTN GDN BLDG U	400	15,100	10,100
2250	SNUG HARBOR CULT CNTR/ BOTN GDN BLDG V	592	22,400	14,900
2251	SNUG HARBOR CULT CNTR/ BOTN GDN BLDG W	697	26,400	17,600
2253	SNUG HARBOR CULT CNTR/ BOTN GDN ART STUDIO 1	2,664	157,700	10,300
2254	SNUG HARBOR CULT CNTR/ BOTN GDN ART STUDIO 3	2,664	157,700	10,300
2255	SNUG HARBOR CULT CNTR/ BOTN GDN PRE-SCHOOL 1	2,664	157,700	10,300
2256	SNUG HARBOR CULT CNTR/ BOTN GDN PRE-SCHOOL 2	2,664	157,700	10,300
2258	NEW YORK BOTANICAL GARDEN GARAGE	1,872	110,800	7,200
2631	HISTORIC RICHMOND TOWN CARRIAGE AND WAGON MANUFACTORY	1,936	114,600	7,500
2648	BRONX ZOO AFRICAN TERRACE	2,720	161,000	10,500
2798	STATEN ISLAND ZOOLOGICAL SOCIETY TICKET BOOTH (2)	50	0	2,000
2801	BRONX ZOO CAMEL BUILDING	3,066	181,500	11,800
2856	BRONX ZOO NYALA BARN	3,498	207,000	13,500
13100	ENGINE CO. 204	3,806	225,300	14,700
14649	NEW YORK BOTANICAL GARDEN HORTICULTURAL OPERATIONS	3,500	207,200	13,500
14831	BRONX ZOO CONSERVATION BLDG	2,500	148,000	9,700
14832	BRONX ZOO BARABARUSA BARN	4,200	248,600	16,200
14833	BRONX ZOO QUARANTINE FACILITY	4,395	260,100	17,000
14834	BRONX ZOO LAMANTINA AMBASSADOR CENTER	8,500	503,100	32,800
14835	BRONX ZOO BUTTERFLY GARDEN	1,000	59,200	3,900

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